INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FONTANA WALNUT RESIDENTIAL PROJECT

FONTANA, SAN BERNARDINO COUNTY, CALIFORNIA

MASTER CASE NO. 24-0060

GENERAL PLAN AMENDMENT (GPA) 24-0004

GENERAL PLAN AMENDMENT (GPA) 24-0007

ZONE CHANGE AMENDMENT (ZCA) 24-0004

ZONE CHANGE AMENDMENT (ZCA) 24-0006

TENTATIVE TRACT MAP NO. 24-0009 (TTM 20712)

CONDITIONAL USE PERMIT (CUP) 24-0023

DESIGN REVIEW PROJECT (DRP) 24-0031

FONTANA
CALIFORNIA

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LIST OF ABBREVIATIONS AND ACRONYMS

AAQS	ambient air quality standards
ADA	Americans with Disabilities Act
ADT	average daily traffic
ALUCP	Airport Land Use Compatibility Plan
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
Bcf	billion cubic feet
BMP	Best Management Practice
Cal/OSHA	California Division of Occupational Safety and Health
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFC	California Fire Code
City	City of Fontana
CNEL	Community Noise Equivalent Level
CO_2e	carbon dioxide equivalent
CWA	Federal Clean Water Act
dBA	A-weighted decibels
DCV	Design Capture Volume
DTSC	California Department of Toxic Substances Control
EIR	Environmental Impact Report

EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
EV	electric vehicle
FUSD	Fontana Unified School District
GHG	greenhouse gas
HVAC	heating, ventilation, and air conditioning
IEUA	Inland Empire Utilities Agency
IS	Initial Study
ITE	Institute of Transportation Engineers
kBTU	thousand British thermal units
L_{eq}	equivalent continuous sound level
LID	Low Impact Development
L_{max}	maximum instantaneous noise level
LOS	level of service
LRA	Local Responsibility Area
LST	localized significance threshold
mgd	million gallons per day
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
mpg	miles per gallon
MRF	Materials Recycling Facility
MT	metric ton
ND	Negative Declaration
NPDES	National Pollutant Discharge Elimination System
OIA	Ontario International Airport
PRC	Public Resources Code
REC	Recognized Environmental Condition

RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SBCTA	San Bernardino County Transportation Authority
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCS	Sustainable Communities Strategy
SO_2	sulfur dioxide
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TPM	Tentative Parcel Map
USACE	United States Army Corps of Engineers
USGS	United States Geological Survey
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles traveled
VOC	volatile organic compounds
WDR	Waste Discharge Requirement
WQMP	Water Quality Management Plan

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1.0 INTRODUCTION AND PURPOSE OF THE INITIAL STUDY

1.1 INTRODUCTION

This document includes an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the potential environmental effects of the Fontana Walnut Residential Project (project or proposed project) proposed by Diversified Pacific (Project Applicant) in the City of Fontana (City), in southwestern San Bernardino County, California. The proposed project involves construction and operation of a 393-unit residential project and associated parking, drive aisles, fencing, landscaping, utilities, and site amenities on approximately 30.99 gross acres (30.53 net acres) on Assessor's Parcel Numbers (APNs) 0228-051-01, 0228-051-14 through -17, 0228-051-19 through -21, 0228-052-01, 0228-052-25 through -27, 0228-061-02 through -14, 0228-061-16 through -18, 0228-061-20 through -25, and 0228-331-05. This is referred to as the "Residential Development Site."

The project addressed in this document also includes the upzone of two parcels (APNs) 0194-391-20 and 0256-131-16) totaling 56.1 acres from Residential Planned Community (R-PC; 3.0-6.4 du/ac) to Multi Family Medium/High Density Residential (R-4; 24.1-39 du/ac). These are referred to as the "Upzone Properties." No development action is proposed on the Upzone Properties at this time, nor is it known if or when any such development would occur in the future.

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

This document is organized as follows:

- **Section 1.0, Introduction and Purpose of the Initial Study,** discusses the Initial Study's purpose, intended uses, and public review process.
- **Section 2.0, Project Description,** provides a detailed description of the existing site conditions and proposed project, including requested approvals and entitlements.
- **Section 3.0, Project Summary,** includes the lead agency contact and project sponsor contact and a summary of the project description and location.
- **Section 4.0, Environmental Factors Potentially Affected,** identifies the potential environmental factors that would be affected by the proposed project and determines that a Mitigated Negative Declaration will be prepared pursuant to CEQA.
- **Section 5.0, CEQA Environmental Checklist,** includes the environmental checklist based on Appendix G of the State CEQA Guidelines and accompanying analyses of the project's potential environmental effects. The analysis identifies the proposed project's environmental impact level for each environmental issue for the Residential Development Site and for the Upzone Properties.

The Residential Development Site is evaluated at the project level, while the Upzone Properties are evaluated programmatically.

- **Section 6.0, List of Preparers,** includes the list of preparers.
- **Section 7.0, References,** details the references cited throughout the document.
- **Appendices** include the technical materials prepared to support the analyses contained in the Initial Study.

1.2 PURPOSE OF THE INITIAL STUDY

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

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

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

- Provide the Lead Agency (City of Fontana) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND);
- Enable an applicant or Lead Agency to modify a project, thus mitigating significant impacts before an EIR is prepared, and thereby enabling the project to qualify for an ND or MND;
- Assist in the preparation of an EIR, if one is required;
- Facilitate environmental assessment early in the design of a project;
- Provide a factual basis for finding in an ND or MND that a project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine whether a previously prepared EIR could be used to evaluate environmental impacts associated with the project.

1.3 INTENDED USE OF THE INITIAL STUDY

The City formally initiated the environmental review process for the proposed project with receipt of the project application and preparation of this Initial Study. The Initial Study screens out those impacts that would be less than significant and do not warrant mitigation, while identifying those issues that

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

require mitigation to reduce impacts to less than significant levels. As identified in the following analyses, project impacts related to various environmental issues either do not occur, are less than significant (when measured against established significance thresholds), or have been rendered less than significant through implementation of mitigation measures. Based on these analytical conclusions, this Initial Study supports adoption of an MND for the proposed project.

CEQA[2] permits the incorporation by reference of all or portions of other documents that are generally available to the public. The Initial Study has been prepared utilizing information from City planning and environmental documents, technical studies specifically prepared for the project, and other publicly available data. The documents utilized in the Initial Study are identified in Section 7.0 and are hereby incorporated by reference. These documents are available for review at the City of Fontana Community Development Department, Planning Department.

1.4 PUBLIC REVIEW OF THE INITIAL STUDY

The Initial Study and a Notice of Intent (NOI) to adopt an MND is being distributed to responsible and trustee agencies, other affected agencies, and other parties for a 30-day public review period. Written comments regarding this Initial Study should be addressed to:

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Phone: (909) 350-6568
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Comments raised during the 30-day public review period will be considered and addressed prior to adoption of the MND by the City of Fontana Planning Commission.

[2] *CEQA Guidelines* Section 15150.

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2.0 PROJECT DESCRIPTION

The proposed project includes development of a 393-unit residential development and associated parking, drive aisles, landscaping, utilities, and site amenities on approximately 30.99 gross acres (30.53 net acres) of undeveloped land in the City of Fontana (City); this is referred to as the Residential Development Site. The project includes an amendment to the Residential Development Site's General Plan land use designation from R-MFMH (Multi-Family Medium/High Residential) to Multi-Family Residential (R-MF) and its zoning from R-4 (Multi-Family Medium/High Residential) to R-3 (Multi-Family Residential).

The project also includes the upzone of two parcels (APNs 0194-391-20 and 0256-131-16 or collectively 'Upzone Properties') from Residential Planned Community (R-PC) to Multi-Family Medium/High Density Residential (R-4) and a corresponding General Plan land use amendment from R-PC to R-MFMH (Multi-Family Medium/High Residential).

The General Plan EIR programmatically analyzed buildout of the Residential Development Site based on an R-1 (2.1-5 du/ac) land use and zoning designation and buildout of the Upzone Properties based on an R-PC (3.0-6.4 du/ac) land use and zoning designation. Following adoption of the General Plan, the Residential Development Site and Upzone Properties were identified in the General Plan Housing Element as candidate sites designated for residential development to meet the City's Regional Housing Needs Allocation (RHNA).[3] Specifically, the Residential Development Site was originally identified as a candidate for upzone in the General Plan Housing Element from Single Family Residential (R-1; 2.1-5 du/ac) to the existing Multi Family Medium/High Density Residential (R-4; 24.1-39.0 du/ac) in order to ensure RHNA allocation would be achieved.[4] Thus, the General Plan Housing Element assumed development of the Residential Development Site would contribute an additional 855 residential dwelling units to the City's housing stock and RHNA allocation.[5] However, as the proposed project includes downzoning the Residential Development Site from R-4 to R-3 and developing the site with 393 units, the number of residential dwelling units anticipated in the General Plan Housing Element would not be achieved without the proposed rezone of the Upzone Properties.

2.1 PROJECT LOCATION

Residential Development Site. The Residential Development Site is located between South Highland Avenue and Walnut Street in the north-central portion of Fontana, in southwestern San Bernardino County, California approximately 700 feet south of Interstate 210 (I-210). Knox Avenue, oriented in the north-south direction, is a two-lane roadway and currently provides access from South Highland Avenue to the Residential Development Site and three existing single-family residential structures. The Residential Development Site is comprised of 35 parcels of land including Assessor's Parcel Numbers (APNs) 0228-051-01, 0228-051-14 through -17, 0228-051-19 through -21, 0228-052-01,

[3] City of Fontana. *Fontana 6th Cycle Housing Element Update*. Figure B-1 and Figure B-2. Adopted February 8, 2022.
[4] *Ibid.* Figure B-3.
[5] Average density of R-1 Zone is 3.55 du/ac x 30.53 acres = 108 units. Average density of the R-4 zone is 31.55 du/ac x 30.53 acres = 963 units. 963 – 108 = 855 units.

0228-052-25 through -27, 0228-061-02 through -14, 0228-061-16 through -18, 0228-061-20 through -25, and 0228-331-05.[6]

The Residential Development Site is located in Section 36 of Township 1 North, Range 6 West (San Bernardino Baseline and Meridian [SBBM), as depicted on the U.S. Geological Survey (USGS) 7.5-minute series Fontana, California quadrangle. Specifically, the center of the Residential Development Site is located at latitude 34°07'51.61" N and longitude -117°27'42.72" W, at an elevation of approximately 1,345 feet above mean sea level (amsl).

Upzone Properties. The approximately 56.1-acre Upzone Properties (APNs 0194-391-20 and 0256-131-16) are located in the southeastern corner of the City. These properties are bounded by Jurupa Avenue to the north, Locust Avenue to the east, existing unimproved roads and the Jurupa Hills to the south, and single-family residential uses to the west. An unpaved segment of Alder Avenue bisects the Upzone Properties. The City of Fontana municipal boundary with unincorporated San Bernardino County parallels the majority of the northern border of the Upzone Properties. Figure 13, Proposed Upzone Properties, details the existing setting of the Upzone Properties and vicinity.

Regional access to the Upzone Properties is provided via Interstate 10 (I-10). Local access to the Upzone Properties is provided primarily via Jurupa Avenue, Alder Avenue, and Locust Avenue. Along the Upzone Properties frontage west of Alder Avenue, Jurupa Avenue is a divided roadway providing two travel lanes west and one travel lane east. The intersection of Alder Avenue and Jurupa Avenue is stop-sign controlled three-way stop. Sidewalks are present along the northern edge of Jurupa Avenue west of Alder Avenue. East of Alder Avenue, Jurupa Avenue is an unimproved dirt road.

2.2 EXISTING SETTING

Residential Development Site. The approximately 30.99 gross acre (30.53 net acre) Residential Development Site exhibits an overall gentle topography with elevations ranging from 1,438 and 1,480 feet amsl, at the southwestern corner and northern boundary of the site, respectively. The site consists predominantly of vacant land with the exception of a vacant portable structure and occupied residence (6622 Knox Avenue) located in the northern portion of the Residential Development Site, west of Knox Avenue. The one-story single-family residence consists of wood-frame and concrete slab on grade construction and attached garage. The remains (e.g., concrete building foundations, concrete driveways, and associated concrete and cinderblock debris) of four other residences are located in the central portion of the site. Other debris piles are located throughout the Residential Development Site. Brick wall fragments were observed in an irregular-shaped hole onsite near the southwest corner of the residence on the west side of Knox Avenue. An earthen berm was observed on the west side of Knox Avenue south of the residence, and where the asphalt pavement ends.[7]

Vegetation on-site is ruderal and characteristic of that common in disturbed areas. The site does not harbor any native vegetative communities. Dominant plant species observed on-site included turkey-mullein (*Croton setiger*), western ragweed (*Ambrosia psiloitachya*), and Russin thistle (*Salsola tragus*).

[6] APN 0228-331-05 is included as part of the proposed General Plan amendment and zone change but does not include any physical development on the property.

[7] Petra Geosciences. *Update Phase 1 Environmental Site Assessment Fontana Walnut 393 Project.* Pages i and ii, February 10, 2025. (Appendix F).

Numerous mature tree of heaven (*Ailanthus altissima*) trees and one eucalyptus tree (*Eucalyptus sp*.) were observed on the northeast corner of the Residential Development Site. Vegetation management (i.e., discing) appears to have been completed recently. Dry weeds were noted covering small mounds scattered throughout the site. These mounds contained oversize boulders, concrete fragments, rock and concrete wall fragments, and/or tree stumps. A stockpile of dumped concrete and asphalt was also noted north of the fenced portable structure in the north portion of the Residential Development Site. A dirt road continues off the southeastern paved portion of Knox Avenue to the east toward off-site residences. A chain link fence is located along the southern boundary with Walnut Street.

Windblown and deposited trash and debris is present on the Residential Development Site. A storm drain inlet grate is present on the southwestern corner of the Residential Development Site. A partially buried headwall and two exposed storm-drain pipes were observed at the north end of an asphalt pad in the north central portion of the site. Overhead power lines and pole mounted transformers are located along the eastern site boundary. Pole mounted transformers appeared to be in good condition with no ground surface staining. An apparent telephone/cable riser was observed near the southernmost pole with a transformer. Wooden poles with overhead lines were also observed along the northeastern portion of the site. Wooden power poles with transformers were also observed offsite along the improved east edge of Knox Avenue.

Neighboring land uses include single-family residential uses to the south, east, and west. Properties west and south of the Residential Development Site are located within the California Landings and Rancho Fontana Specific Plans, respectively. The property north of the site is vacant, with I-210 located further north.

Knox Avenue currently provides access from South Highland Avenue to the Residential Development Site[8] and to two existing off-site single-family residential structures located east of Knox Avenue, as well as the existing residence on the site.

Figure 2a: Existing and Proposed General Plan Land Use and Zoning and Figure 2.b: Surrounding Land Uses depict the Residential Development Site and surrounding land uses, and Figures 3a through 3d: Site Photographs depict the existing conditions of the Residential Development Site.

Upzone Properties. The Upzone Properties are generally undeveloped. Unpaved roads and trails, vegetation, and assorted trees are scattered across the properties. Elevations range from 1,051 to 1,058 feet amsl along the southern boundary of the Upzone Properties to between 1,038 to 1,260 feet amsl along Jurupa Avenue at the northern boundary, atop an existing hill. A portion of the hill is located in the eastern portion of the Upzone Properties on APN 0256-131-16 and contains ancillary structures and unimproved roads associated with an off-site single-family residence located offsite to the north of APN 0256-131-16. Surrounding land uses include a mix of residential, transportation, quasi-public, and commercial uses, as detailed below.

- *North*: Jurupa Avenue bounds the Upzone Properties to the north. Single-family residences are located farther north, and Ruth O. Harris Middle School is located approximately 550 feet north of

[8] Knox Avenue is classified as a Primary Highway from Sierra Lakes Parkway and Highland Avenue in the City's General Plan.

the Upzone Properties in unincorporated San Bernardino County. Within the City, areas to the north are designated Single Family Residential (R-SF; 2.1-5 du/ac), and zoned Single Family (R-1; 2.1-5 du/ac). Within unincorporated San Bernardino County, areas to the north are designated Very Low Density Residential (VLDR) and Special Development (SD) and zoned Single Residential – 1 Acre Minimum – Additional Agriculture (RS-1-AA) and Industrial/Business Park within the Bloomington Business Park Specific Plan.

- *East*: Locust Avenue bounds the Upzone Properties to the east. Vacant land is located farther east. Land uses to the east are designated and zoned Light Industrial within the West Valley Logistics Center Specific Plan.

- *South*: Undeveloped hillsides, Southern California Edison (SCE) utility towers, and unimproved roads are located immediately south of the Upzone Properties. The Jurupa Hills are located farther to the south. Land uses to the south are designated Public Facilities (P-UC) and zoned R-PC.

- *West*: Single-family residential uses bound the Upzone Properties to the west. Volante Drive is located approximately 560 feet to the west. Land uses to the west are designated R-PC and zoned South Park Specific Plan.

2.3 PROPOSED PROJECT

Residential Development Site. The proposed project includes development of a 30.99 gross acre (30.53 net acre) Residential Development Site with 393 residential units and associated parking, drive aisles, landscaping, utilities, and associated amenities and an amendment to the Residential Development Site's General Plan land use designation from R-MFMH (Multi-Family Medium/High Residential) to Multi-Family Residential (R-MF) and its zoning from R-4 (Multi-Family Medium/High Residential) to R-3 (Multi-Family Residential).

The Residential Development Site is proposed to be developed as a gated community with ingress and egress off Walnut Street and Knox Avenue (via South Highland Avenue). The entries would open up to the recreational and common areas located throughout the site. The proposed amenities would include a recreational center with a pool, spa, BBQ's and lounging areas. The Residential Development Site includes a park on the northeastern edge of the site, large open grass areas, shaded sitting areas, play areas, and a paseo with playground equipment.

The conceptual site plan and general layout of the proposed housing types are detailed in Figure 4a: Proposed Conceptual Site Plan and Figures 4b and 4c: Typical Plans.

Upzone Properties. The proposed 56.1-acre Upzone Properties (APNs 0194-391-20 and 0256-131-16) would be subject to a General Plan land use amendment and zone change from Residential Planned Community (R-PC; 3.0-6.4 du/ac) to Multi Family Medium/High Density Residential (R-4; 24.1-39 du/ac). There is no specific development planned for the Upzone Properties at this time, and the precise nature, location, and/or design of future residential uses is not known.

2.3.1 Existing and Proposed Land Use and Zoning

Residential Development Site. The project includes an amendment to the Residential Development Site's General Plan land use designation from R-MFMH (Multi-Family Medium/High Residential) to Multi-Family Residential (R-MF) and its zoning from R-4 (Multi-Family Medium/High Residential) to R-3 (Multi-Family Residential). Table 2.A summarizes the land uses, General Plan designations, and zoning designations of the Residential Development Site and surrounding properties.

Table 2.A: Existing and Proposed General Plan and Zoning

Direction	Existing Land Use	Existing General Plan Designation	Proposed General Plan Designation	Existing Zoning Designation	Proposed Zoning Designation
Residential Development Site	Vacant, undeveloped land	R-MFMH Multi-Family Medium/High Residential (24.1 – 39.0 du/ac)	R-MF Mult-family Residential (12.1-24.0 du/ac)	R-4 Multi-Family Medium/High Density Residential (24.1 – 39.0 du/ac)	R-3 Multi-Family Residential (12.1-24.0 du/ac)
North	Single-family residential	R-SF Single-Family Residential, (2.1 – 5.0 du/ac)	—	R-1 Single-family (2.1 – 5.0 du/ac)	—
East	Single-family-residential	R-SF Single-Family Residential, (2.1 – 5.0 du/ac)	—	R-1 Single-family (2.1 – 5.0 du/ac)	—
South	Single-family residential	R-PC Residential Planned Community (Rancho Fontana Specific Plan)	—	SP Specific Plan (Rancho Fontana Specific Plan)	—
West	Single-family residential	R-PC Residential Planned Community (California Landings Specific Plan)	—	SP Specific Plan (California Landings Specific Plan)	—

Source: City of Fontana. *General Plan Land Use Map*, amended November 1, 2024; *Zoning District Map*, amended November 1, 2024.

The City's General Plan indicates the existing R-MFMH (Multi-Family Medium/High Residential) land use and R-4 (Multi-Family Medium/High Residential) zoning district are intended to provide for higher density multi-family development of up to 39 units per acre. The proposed R-MF (Multi-family Residential) General Plan land use category includes uses such as, "…multi-family developments, from duplexes and townhouses to condos and rental apartments, at densities up to 24 du per acre with required amenities," [9] while the R-3 (Multi-family Residential) zoning district permits development such as garden apartments, condominiums and townhouses, at a density between 12.1 and 24 units per adjusted gross acre.[10] Based on the Residential Development Site and the number of units

[9] City of Fontana, State of California. *General Plan Update 2015–2035. Chapter 15: Land Use, Zoning, and Urban Design Element*. Page 15.23. Updated July 23, 2023.

[10] Section 30-243(4) and Table No. 30-434, *City of Fontana Zoning and Development Code*, https://library.municode.com/ca/fontana/codes/zoning_and_development_code?nodeId=CH30ZODECO_ARTVREZODI (accessed: February 14, 2025).

proposed (393), overall, the project would include approximately 12.86 dwelling units per acre (du/ac), which is within the residential density range proposed for the site.[11]

Upzone Properties. As stated previously, the project also includes the upzone of two parcels (APNs 0194-391-20 and 0256-131-16 or collectively 'Upzone Properties') from R-PC to R-4 and a corresponding General Plan land use amendment from R-PC to R-MFMH. In accordance with City procedure utilizing average density for calculating RHNA allocations, Table 2.B indicates the residential development potential for the Upzone Properties would increase from approximately 264 units under the existing zone[12] to approximately 1,770 units under the proposed zone[13] which would increase the residential development potential of the Upzone Properties by approximately 1,506 units.

Table 2.B: Upzone Properties Existing and Proposed Average Development Potential

Parcel Information	Parcel Size (acre)	Average Density	Residential Units[1]
Existing Land Use/Zoning: Residential Planned Community (R-PC)			
APN 0194-391-20	23.6	4.7 du/ac	110.92
APN 0256-131-16	32.5	4.7 du/ac	152.75
Subtotal[1]	56.1	--	264
Proposed Land Use/Zoning: Multi-Family Medium/High Density (R-4)			
APN 0194-391-20	23.6	31.55 du/ac	744.58
APN 0256-131-16	32.5	31.55 du/ac	1,025.38
Subtotal[1]	56.1	--	1,770
Net Increase in Buildout Potential		**26.85 du/ac**	**1,506**

Du/ac = dwelling unit/acre

1. Numbers may be slightly off due to rounding.

The intent of the proposed upzone action is to provide more areas within the city for high density residential development and potential low-income housing to meet the City's RHNA required by the HCD.

2.3.2 Site Design

Residential Development Site. The proposed residential units would consist of two-story cluster homes, motor court homes, and townhomes. The unit mix would consist of 103 detached cluster units in 6 and 8 pack configurations with sizing from 1,690 to 1,936 square feet. Additionally, 113 detached motor court units clustered in 6 and 8 pack configurations with sizing from 1,688 to 1,960 square feet are proposed. Lastly, 177 attached townhome units arranged in 5, 6, and 7 pack configurations are proposed, which would ranging from 1,393 to 1,855 square feet. Each house would include a two-car

11 Government Code Section 66300 et seq., also known as the Housing Crisis Act of 2019 or Senate Bill 330 (SB330), requires that any net loss of residential capacity that results from a project's action be concurrently rectified by changing the development standards, policies, or conditions applicable to another parcel within the jurisdiction to compensate for the loss in residential capacity imposed by the project's action (see Section 5.11.1.b).

12 Average density of 4.7 du/ac x 56.1 acres = 264 units.

13 Average density of 31.55 du/ac x 56.1 acres = 1,770 units.

attached garage. The Residential Development Site would also include 126 on-street surface parking spaces.

The various units are distributed as follows:

- Cluster Homes: 103 total units, in 6- and 8-pack clusters
- Motor Court Homes: 113 units, in 6- and 8-pack unit motor courts
- Townhomes: 177 units total, divided amongst:
    - 5-plex, 15 buildings, 75 units
    - 6-plex, 3 buildings, 18 units
    - 7-plex, 12 buildings, 84 units

The various housing products each would be designed to reflect Spanish, Cottage, and Farmhouse styles. The style of individual units within each cluster and motor court would vary to present an interesting streetscape. The townhome buildings would utilize the Spanish style only. Each unit would include metal sectional garage doors, vinyl windows with grids. Selected design features for each style include:

- **Spanish:** concrete 'S' tile roof, simulated clay tile gables, stucco walls, simulated wood shutters, stucco trim.

- **Cottage:** concrete flat tile roof, board and batten gables, simulated wood shutters, stucco walls, stucco trim.

- **Farmhouse:** concrete flat tile roof, cementitious board and batter gables, stucco walls, stimulated wood shutters, stucco trim.

The design of the units would use these façade enhancements and changes in vertical and horizontal lines, color, and material changes to provide visual interest and vary the scale and massing of individual units. Residential units built on Lots 374 – 386 would be designed and built with the installation of standard thermal-pane residential windows and doors with a minimum sound transmission class (STC) rating of STC 35 and include air conditioning units. Representative elevations of the different housing styles are provided in Figures 5a-c: Conceptual Architectural Elevations. The complete illustrative conceptual plan set is provided in Appendix A.

Lighting to ensure appropriate security would be installed in parking areas, along on-site pedestrian pathways, and within outdoor common areas. Security lighting is proposed on all building façades. All lighting on the Residential Development Site would be subject to design review by the Development Advisory Board to ensure on-site lighting complies with local lighting standards, which require light shielding, functional and aesthetic design, and compatibility with surrounding uses. The mix of unit types proposed is summarized in Table 2.C.

Table 2.C: Summary of Residential Mix

Building Type	Plan	Bedrooms	Bathrooms	Square Feet	Number on Site
Cluster Homes	1	3	2.5	1,690	28
	2	3	2.5	1,779	47
	3	4	3	1,936	28
Total					**103**
Motor Court Homes	1	3	2.5	1,688	32
	2	4	2.5	1,893	49
	3	4	3	1,960	32
Total					**113**
Townhome	1.1	2	2.5	1,393	45
	2.0	3	2.5	1,432	72
	3.0	4	2.5	1,855	60
Total					**177**
Total Units					393

Source: Sheets A-2, -3, -27, -28, -52, -55, and -58, Project Plans, February 6, 2025; Project Summary, Site Plan, February 2025. (Appendix A).

Upzone Properties. There is no specific development planned for the Upzone Properties at this time, and the precise nature, location, and/or design of future residential uses is not known.

2.3.3 Access and Circulation

Residential Development Site. The Residential Development Site would be accessible by residents via primary entrances providing full access on Walnut Street and Knox Avenue (via South Highland Avenue). Secondary emergency vehicle access would be provided east of each main entrance.

The project provides a 36-foot-wide loop road around the central portion of the site (Streets "A", "YY", "C" and "H"), and either a 28-foot (Street "C" extension) or 34-foot wide (Street "B") extending from the loop road northward. Access to home clusters, motor courts, or townhouse would be via 26-foot-wide streets/drive aisles that provide access to each unit. Vehicular access to the site would be gated entry at the Residential Development Site entrances. All entry gates would include an override switch to allow access by emergency responders. All points of site access and driveway aprons are designed and would be constructed to adequate widths for public safety pursuant to local requirements.

Development of the Residential Development Site would be subject to design review by the Development Advisory Board which would ensure that entrances and exits would be marked with appropriate directional signage, and all site access points, and driveway aprons would be constructed to adequate widths for public safety**.** The fire access plan for the Residential Development Site is shown in Figure 6: Fire Access Plan.

Upzone Properties. There is no specific development planned for the Upzone Properties at this time, and the precise nature, location, and/or design of future residential uses is not known.

2.3.4 Pedestrian, Bicycle, and Transit Connectivity

Residential Development Site. Development of the Residential Development Site includes extension of 5-foot-wide sidewalks across the northern property boundary and along project frontage on Knox

Avenue. A landscaped parkway would be provided between the sidewalk and these streets. The existing meandering sidewalks along Walnut Street would be retained. A landscaped buffer would be located between the existing sidewalk on Walnut Street and the Residential Development Site's perimeter wall. Internal pedestrian access is provided along the main loop roads, along the central paseo, and walkways between and amongst individual buildings. Pedestrian access gates are provided along the main project entrances on Walnut Street and Knox Avenues.

Upzone Properties. There is no specific development planned for the Upzone Properties at this time, and the precise nature, location, and/or design of future residential uses is not known.

2.3.5 Landscaping, Walls, and Fencing

Residential Development Site. Development of the Residential Development Site would incorporate landscaping throughout the Residential Development Site through a combination of accent plantings/groundcovers, shrubs, and trees along the majority of the site perimeter. Additional trees and landscape material would be planted within common areas, adjacent to buildings, and within frontage parkways. Street trees would be planted in 24-inch boxes and would include magnolia and Canary pine (along South Highland Avenue), goldenrain and Canary pine (along Walnut Street), and maidenhair and fern pine (along Knox Avenue). Within the Residential Development Site, landscaping includes 24- to 36-inch box plantings of a palette of trees including (but not limited to) varieties of palm, pine, oak, palo verde, and olive. Shrubs and groundcover within common areas include varied landscape material including yarrow, coyote brush, bird-of-paradise, yucca, bush sage, rosemary, lily, lilac, and sedges. Natural turf areas would be planted with hybrid Bermuda turf. Landscaping within outdoor private spaces (backyards) would be the prerogative of individual property owners.

The Residential Development Site landscaped areas would utilize an irrigation system combining various technologies for targeting watering and water conservation goals. Shrubs and ground cover areas would utilize drip irrigation delivering water directly to the plant material. Trees would receive water via bubblers allowing deep, infrequent irrigation. Each irrigated zone would have its own dedicated valve ensuring individualized water based on the specific needs of the plant material. The site would be serviced by a new point of water connection with a dedicated potable water lines and backflow preventer. A smart controller, flow sensor, and master valve would be installed to prevent excess irrigation during rain event. All planting and irrigation would adhere to the City's Water Conservation Ordinance 1895. All mechanical equipment would be screened by plant material. Figure 7: Conceptual Landscape Plan provides the Residential Development Site's conceptual landscape design.

A 6-foot-tall tan split-face (both sides) concrete masonry unit (CMU) wall with pilasters would be located along the northern and southern property boundaries and along the west side of Knox Avenue. A 6-foot-tall tan split-face (one-side) CMU wall foot with corner pilasters would be installed along the eastern and northeastern property boundary. Individual lots would be separated by 5.5-foot-high vinyl fencing, while six-foot wall tubular fencing would enclose the common recreational pool. Two-foot high decorative low-walls would be provided in common open space areas. A monument entry wall would be provided at the Residential Development Site entrance located at the northern property boundary (see Figure 8: Conceptual Wall and Fence Plan).

Lighting would be provided at individual units, at the monument sign, within landscape areas at the Residential Development Site entrances, and at the recreation building. Additional lighting (e.g., walkway, accent, landscape lighting) would be provided in all common/amenity areas to ensure appropriate levels of safety/security.

Upzone Properties. There is no specific development planned for the Upzone Properties at this time, and the precise nature, location, and/or design of future residential uses is not known.

2.3.6 Site Amenities

Residential Development Site. The minimum amount of private outdoor space provided per unit type is as follows:

- Cluster Homes: 350 square feet
- Motor Court Homes: 325 square feet
- Townhomes: 160 square feet

In addition to private outdoor space provided in individual units, the project would provide the following common areas.

- Recreation Center and Pool (19,000 square feet), which includes a pool and spa, spa, fire pits with lounge seating, outdoor dining areas with BBQ grills, a 244 square foot kitchen area, 384 square feet of indoor gathering space, storage areas, bathroom facilities, and indoor space. The recreation center amenities are detailed in Figure 9a: Recreation Building.

The project includes the following common outdoor spaces:

- Paseo Area: 13,100 square feet, connecting Park No. 3 and the recreation center, includes a 6-foot-wide stabilized decomposed granite trail, seat walls, amenity lighting, and four exercise stations.

- Park No. 1: 6,100 square feet includes decorative low wall, natural grass lawn, BBQ grills and covered picnic area, amenity lighting, and a tot lot.

- Park No. 2: 3,300 square feet includes natural grass lawn and casual lawn seating areas.

- Park No. 3: 13,700 square feet (natural grass lawn, picnic tables with shade, lounge seating, and a decorative low wall and paving).

- Park No. 4: 10,200 square feet of outdoor space near the recreation center includes a tot lot, bench seating, natural grass lawn, overlays for bocce ball and cornhole, and pet amenities.

The common outdoor areas are detailed in Figures 9b-d: Outdoor Amenities.

Upzone Properties. There is no specific development planned for the Upzone Properties at this time, and the precise nature, location, and/or design of future residential uses is not known.

2.3.7 Drainage

Residential Development Site. The Residential Development Site exhibits gentle sloping topography and is predominately pervious. Under the current condition, storm water runoff drains in a southern direction to Walnut Street. Existing storm drains in Walnut Street convey flows to the City's existing storm drain laterals to the drainage facilities located in Baseline Avenue which then drain into the San Sevaine/Etiwanda Channel. Surface and roof drains would discharge runoff towards landscape areas, indirectly connecting impervious areas before runoff reaches the onsite storm drain system. All paved and hardened surfaces would flow through inlets and catch basin to below ground infiltration chambers (perforated corrugated metal pipes [CMP]). Grates and inlets would include filtration inserts to intercept debris and other pollutants prior to entering the underground infiltration system.

The Residential Development Site is divided into two drainage areas (DA). Drainage Area 1 (DA-1) encompasses 15.2 acres on the western portion of the Residential Development Site and contains two Drainage Management Areas (DMAs); DMA-1 and DMA-2, which occupy the northern 6.0 and southern 9.2 acres of the DA-1, respectively. DA-2 occupies the eastern 15.2 acres of the site and also contains two DMAs: DMA-2 and DMA-4, which encompasses the northern 4.5 and southern 10.7 acres of DA-2, respectively.

In DA-1 (West Area): Onsite runoff would be conveyed to the proposed onsite infiltration chamber systems [CMPs-1, 3, 5 through 10 and CMPs-17 through -19 (also proposed to be used as detention)] via onsite storm drain system for water quality mitigation. The mitigated high flow would drain out via the proposed 18-inch on-site storm drain lateral from CMP-18 and discharge into the existing City Storm Drain System in Walnut Street.

In DA-2 (East Area): Onsite runoff would be conveyed to the proposed onsite infiltration chamber systems [CMP-2, 4, 11 through 16 and CMPs-20 through -22 (also proposed to be used as detention)] via onsite storm drain system for water quality mitigation. The mitigated high flow would drain out via the proposed 24-inch on-site storm drain lateral from CMP-22 and discharge into the existing City Storm Drain System in Walnut Street. The proposed drainage system is summarized in Table 2.D and depicted in Figure 10: Post Development Drainage Plan.

Table 2.D: Summary of Drainage Features

Drainage Area 1 (DA-1) West Area				
Drainage Management Area (DMA)	**Area (acres)**	**Proposed BMP(s)**	**Design Capture Volume (DCS) (cubic feet [cf])**	**Volume Provided (cf)**
DMA-1	6.0	CMP-1	31,629	31,673
DMA-2	9.2	CMP-3 CMP-5 to CMP-10 CMP-17 to CMP 19	48,497	49,458
Subtotal	**15.2**		**80,126**	**81,131**
Drainage Area 2 (DA-2) East Area				
DMA-3	4.5	CMP-2	23,721	23,726
DMA-4	10.7	CMP-4 CMP-11 to CMP-16	56,404	60,310

Table 2.D: Summary of Drainage Features

Drainage Area 1 (DA-1) West Area				
Drainage Management Area (DMA)	**Area (acres)**	**Proposed BMP(s)**	**Design Capture Volume (DCS) (cubic feet [cf])**	**Volume Provided (cf)**
DMA-1	6.0	CMP-1	31,629	31,673
DMA-2	9.2	CMP-3 CMP-5 to CMP-10 CMP-17 to CMP 19	48,497	49,458
Subtotal	**15.2**		**80,126**	**81,131**
Drainage Area 2 (DA-2) East Area				
		CMP-20 to CMP-22		
Subtotal	**15.2**		**80,125**	**84,036**
Total			**160,251**	**165,167**

Source: Allard Engineering. *Preliminary Water Quality Management Plan*. Forms 4.2-1 and 4.3-3, & WQMP Exhibit. January 24, 2025. (Appendix G).

The Design Capture Volume (DCV) is the volume of stormwater runoff that must be captured and treated by stormwater BMPs. Section 5.10.1 of this Initial Study provides details regarding the DMAs and the capacity of the proposed underground infiltration/detention system, which has been designed to store and infiltrate the DCV in accordance with the Santa Ana Regional Water Quality Control Board (RWQCB) National Pollutant Discharge Elimination System (NPDES) Waste Discharge Requirements for the San Bernardino County Flood Control District, the County of San Bernardino, and the Incorporated Cities of San Bernardino County Within the Santa Ana Region Area-Wide Urban Stormwater Runoff Management Program (Order No. R8-2010-0036, NPDES No. CAS618036) (San Bernardino County MS4 Permit).

Upzone Properties. The Upzone Properties are currently vacant, predominantly undeveloped, pervious land. Stormwater generally flows from south to north from the Jurupa Hills through the Upzone Properties toward Jurupa Avenue. The Upzone Properties are located within Zone X per the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM).[14,15] The Upzone Properties are not located within an identified flood inundation zone.

2.3.8 Parking

Residential Development Site. The proposed parking at the Residential Development Site would comply with the City's minimum parking requirements as codified in Municipal Code Table 30-685. The Residential Development Site would include a total of 954 vehicle parking stalls. Each unit would include garage parking for two vehicles (786 spots). Guest parking would be accommodated by the provision of an additional 113 parking spots on driveways at motor court units, and at 111 open spaces, resulting in a total of 1,010 parking spaces provided. Table 2.E details the parking requirements for each unit type.

[14] Federal Emergency Management Administration (FEMA). *Flood Insurance Rate Map, #06071C8666H.* effective August 28, 2008.
[15] Flood zone x indicates that project site has a 0.2 percent annual chance of flood hazard.

Table 2.E Parking Summary

Cluster Homes			
Units	**Required per unit**	**Total Required**	**Provided**
103	2	206	206 (2 per garage)
Guest parking	0.5	52	53
Motor Court Homes			
113	2	226	226 (2 per garage)
Guest parking	0.5	57	113 in open drive (2 per unit)
Townhomes			
177	2	354	354 (2 per garage)
Guest Parking	0.33	59	60

Source: Project Summary, Site Plan, February 2025. (Appendix A).

Additionally, four ADA vehicle and four ADA van accessible spaces would be provided in common parking areas.

Pursuant to the California Green Building Code (CGBC), single family residences or townhouses with a private garage must be EV capable, meaning they must have a raceway to the garage and capacity on the electrical panel, but do not require actual charging stations. One parking bay in the garage must be electric ready for Level II charging capability (240v) and 40 amps must be reserved in the residential electrical panel.

Upzone Properties. There is no specific development planned for the Upzone Properties at this time, and the precise nature, location, and/or design of future residential uses is not known.

2.3.9 Infrastructure and Off-Site Improvements

Residential Development Site. Other than construction of the two Residential Development Site entrances and the installation of curbs, gutters, and sidewalks along the site frontage along Walnut Street and South Highland Avenue, these streets would not be affected by the proposed project. Along the Residential Development Site frontage, Knox Avenue would be improved to its ultimate width (36 feet) within a 50-foot right-of-way. The project includes extension of five-foot-wide sidewalks across the northern Residential Development Site boundary and along the frontage on Knox Avenue. A landscaped parkway would be provided between the sidewalk and these streets. The existing meandering sidewalks along Walnut Street would be retained. A landscaped buffer would be located between the existing sidewalk on Walnut Street and the Residential Development Site perimeter wall. Internal pedestrian access would be provided along the main loop roads, along the central paseo, and walkways between and amongst individual buildings. Pedestrian access gates are provided along the main project entrances on Walnut Street and Knox Avenue (see Figure 11: Public Improvement Cross Sections and Figure 12: Tentative Tract 20712).

The existing power poles/streetlights along the east side of Knox Avenue and the eastern site boundary would be protected in place. Development includes installation of two streetlights along South Highland Avenue, two on the east side of Knox Avenue, and one on the west side of Knox

Avenue. The two existing streetlights on Walnut Street would be retained. On-site power distribution facilities would be underground.

The 2022 Building Energy Efficiency Standards requires the installation of solar photovoltaic (solar PV) system requirements for all newly constructed single-family and multi-family building. Section 150.0(s) of the California Energy Code further specifies that plans for new single-family residential development must be Energy Storage System (ESS) ready. Section 160.9 of the 2022 Energy Code provides mandatory requirements for "electric ready" construction in individual dwelling units, including provisions to provide wiring/conduit/electric panel space to accommodate heat pumps (cooling/heating and water heating), electric cooktops, and electric clothes dryers in individual units.[16] As permitted, the design of the required solar PV system may be installed on rooftops and/or covered parking areas. The location, configuration, and capacity of any required solar energy systems would be determined in accordance with applicable provisions of the California Energy Code (2022 Building Energy Efficiency Standards) and in consultation with the City.

Development of the Residential Development Site includes interconnection to existing water, electric, and telecommunications utilities within the Walnut Street right-of-way. Development includes the replacement of approximately 954 linear feet of the existing 8-inch vitrified clay pipe (VCP) in Walnut Street from Beechcraft Avenue to Beech Avenue with 10-inch VCP and would connect to the VCP in Walnut Street.

Upzone Properties. There is no specific development planned for the Upzone Properties at this time, and the precise nature, location, and/or design of future residential uses is not known.

2.3.10 Construction

Residential Development Site. Construction of the Residential Development Site is anticipated to occur over a period of 26 months. Removal of the portable structure and demolition of the one single-family residence (and ancillary structures) would occur prior to the initiation of grading. The construction schedule is shown in Table 2.F. No construction is proposed on the Upzone Properties.

Activities would include grubbing the site of existing vegetation, removal of existing structural foundations, rough grading, installation of utilities, construction of the proposed residential structures, paving, parking areas, and drive aisles, and the installation of lighting, fencing, and landscaping. Construction also includes trenching and or improvements within or along adjacent right-of-way to provide public improvements (e.g., sidewalks) or to facilitate utility interconnection.

Table 2.F: Construction Duration (Residential Development Site)

Construction Activity	Start Date	End Date	Days
Site Preparation	5/14/2025	6/1/2025	20
Grading	6/12/2025	8/14/025	45
Building Construction	8/15/2025	7/16/2027	500

[16] California Energy Commission. *2022 Multifamily Electric Ready. h*ttps://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/energy-code-support-center/2022-5#:~:text=A%20dedicated%20240V%20branch%20circuit,labeled%20%E2%80%9CFor%20Future%20240V%20Use%E2%80%9D. (accessed February 18, 2025).

Table 2.F: Construction Duration (Residential Development Site)

Construction Activity	Start Date	End Date	Days
Site Preparation	5/14/2025	6/1/2025	20
Grading	6/12/2025	8/14/025	45
Paving	8/15/2025	7/16/2027	501
Architectural Coating	8/15/2025	7/6/2027	501

Source: ECORP Consulting, Inc. *Air Quality & Greenhouse Gas Emissions Assessment Walnut Property Project*. Table 5.1, Attachment A. October 2024. (Appendix B).

During grading activities, on-site soils would be excavated and recompacted in accordance with recommendations identified in the project-specific geotechnical investigation and the California Building Code (CBC) to accommodate the proposed buildings, parking areas, and utility infrastructure. Anticipated construction equipment to be used includes rubber-tired dozers, tractors/loaders/ backhoes, excavators, graders, scrapers, cranes, forklifts, generators, welders, air compressors, and paving equipment.

Construction parking and staging would occur on the Residential Development Site. However, temporary lane closures and/or detours may be necessary along adjacent roadways during project construction. Construction hours would conform to City standards and be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. on Saturday.

Upzone Properties. There is no specific development planned for the Upzone Properties at this time, and the precise nature, location, and/or design of future residential uses is not known.

2.4 PROJECT APPROVALS

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

- **General Plan Amendment No. 24-0004:** To change the General Plan land use from R-MFMH (Multi-Family Medium/High) to R-MF (Multi-Family Residential) for APNs 0228-051-01, 14-17, 19 & 20, 0228-052-01, 25-27, 0228-061-02-14, 16-18, and 20-25 and **General Plan Amendment No. 24-0007:** To change the General Plan land use from from R-PC (Residential Planned Community) to (R-MFMH) for APNs 0194-391-20 and 0256-131-16;

- **Zone Change 24-0004:** To change zoning from R-4 (Multiple-family medium/high density residential) to R-3 (Multiple-family residential) for APNs 0228-051-01, 14-17, 19 & 20, 0228-052-01, 25-27, 0228-061-02-14, 16-18, and 20-25 and **Zone Change 24-0006:** To change zoning from R-PC to R-4 for APNs 0194-391-20 and 0256-131-16.

- **Conditional Use Permit No. 24-0023:** To form a planned unit development (PUD) within a R-3 zone for APNs 0228-051-01, 14-17, 19 & 20, 0228-052-01, 25-27, 0228-061-02-14, 16-18, and 20-25.

- **Design Review Project No. 24-0003:** Site and architectural review for 103 detached cluster units, 113 detached motor court units and 169 attached townhomes on approximately 30.53 net acres north of Walnut Street and south of Highland Avenue on APNs 0228-051-01, 14-17, 19 & 20, 0228-052-01, 25-27, 0228-061-02-14, 16-18, and 20-25.

- **Tentative Tract Map No. 24-0009 (TR 20712):** For condominium map TR 20712 for APNs 0228-051-01, 14-17, 19 & 20, 0228-052-01, 25-27, 0228-061-02-14, 16-18, and 20-25.

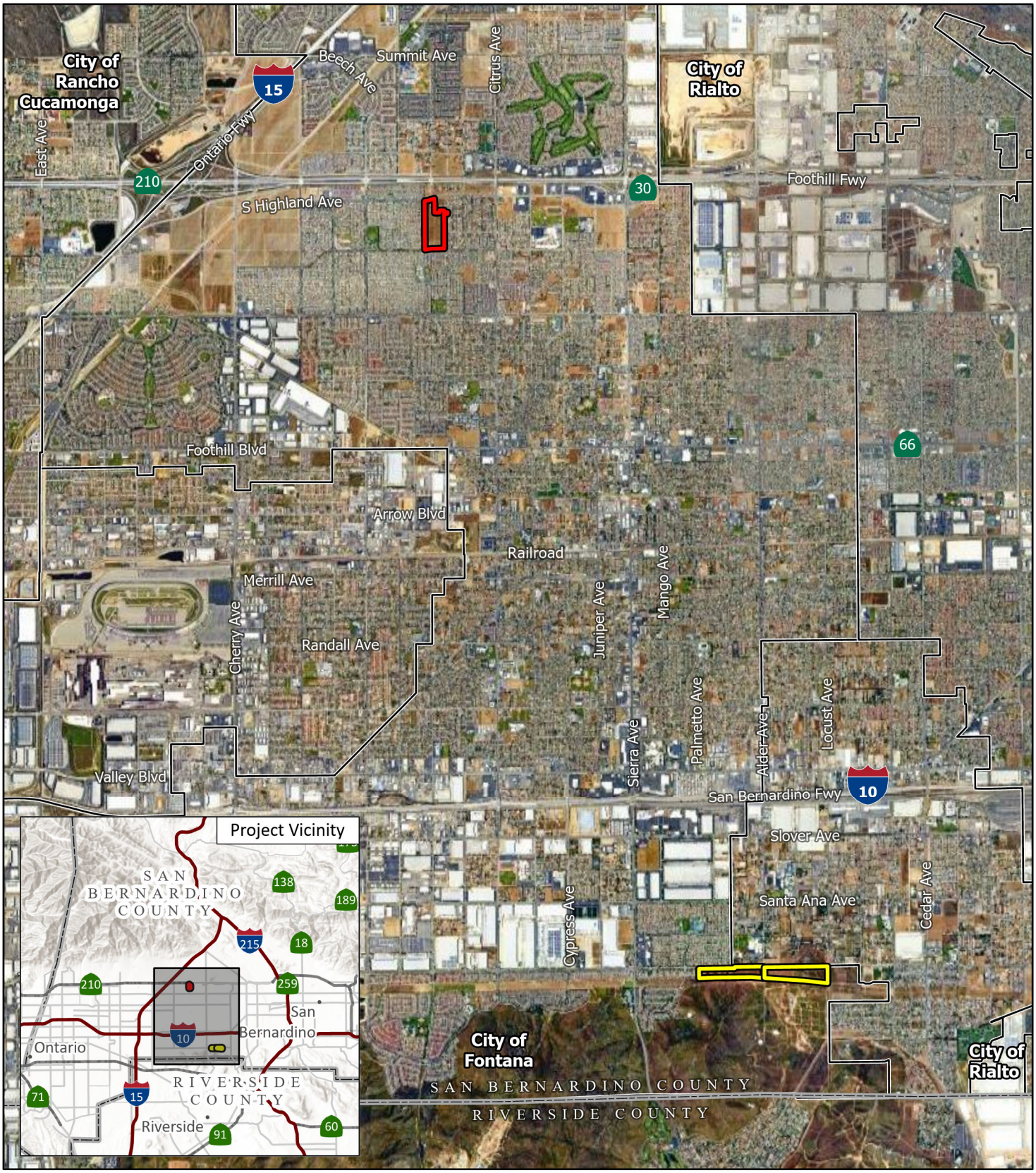
The project requires approvals from other regulatory agencies and are listed as follows:

- **State Water Resources Control Board:** Project Applicant must submit a Notice of Intent to comply with the Construction General Permit;[17]

- **Utility Providers:** Project Applicant must obtain connection permits.

[17] Construction General Permit requirements are transferred to local agencies by way of the NPDES program. Since the City of Fontana (lead agency) complies with the NPDES program guidelines, the State Water Resources Control Board is not a responsible agency or trustee agency with jurisdiction over the proposed project.

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LSA

Residential Development Site

Upzone Properties

City Boundaries

County Boundary

N

0 2750 5500

FEET

FIGURE 1

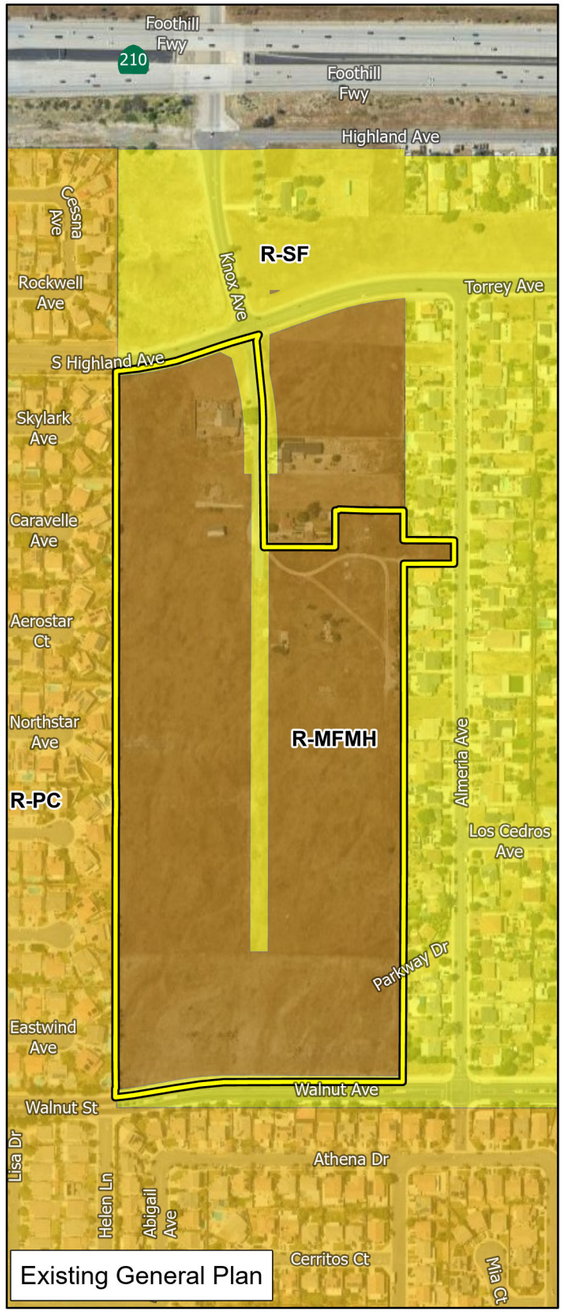
Fontana Walnut Residential Project

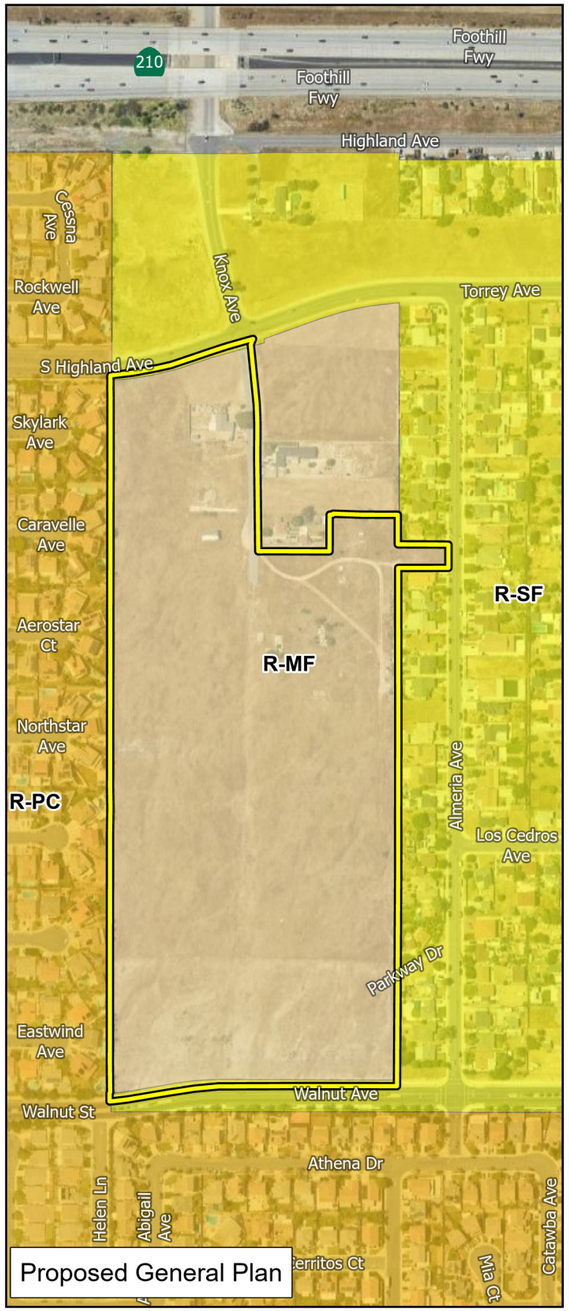
Regional and Project Location

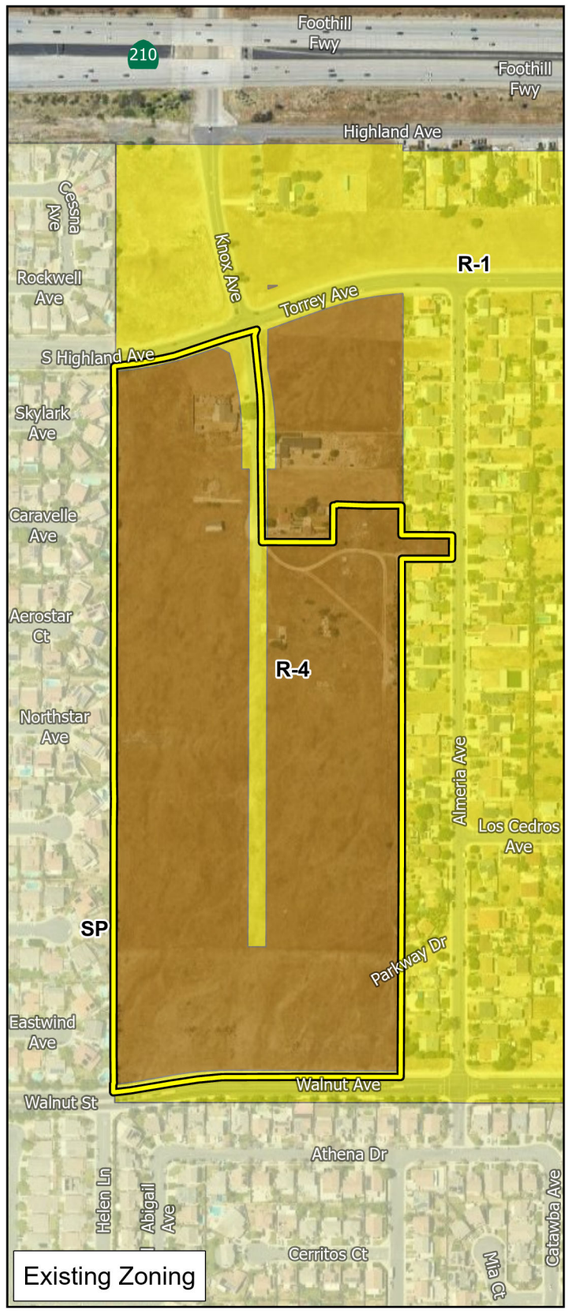
SOURCE: Google (2024)

I:\2024\20241904\GIS\Pro\Fontana Walnut Residential Project\Fontana Walnut Residential Project.aprx (4/10/2025)

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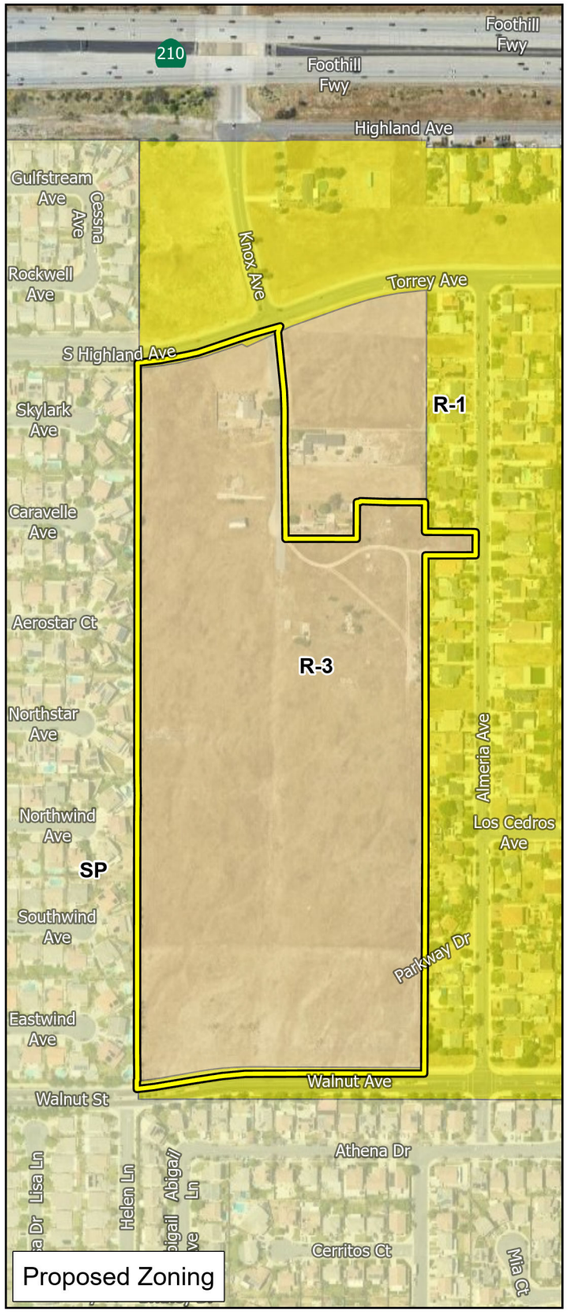


FIGURE 2a

LSA

Project Location

General Plan Designations

- Multi Family Residential (R-MF)
- Multi Family Median/High Residenerial (R-MFMH)
- Residential Planned Community (R-PC)
- Single Family Residential (R-SF)

Zoning Designations

- Single Family (R-1)
- Multiple Family (R-3)
- Multi Family Medium/High Density Residential (R-4)
- Specific Plan (SP)

0 250 500
FEET

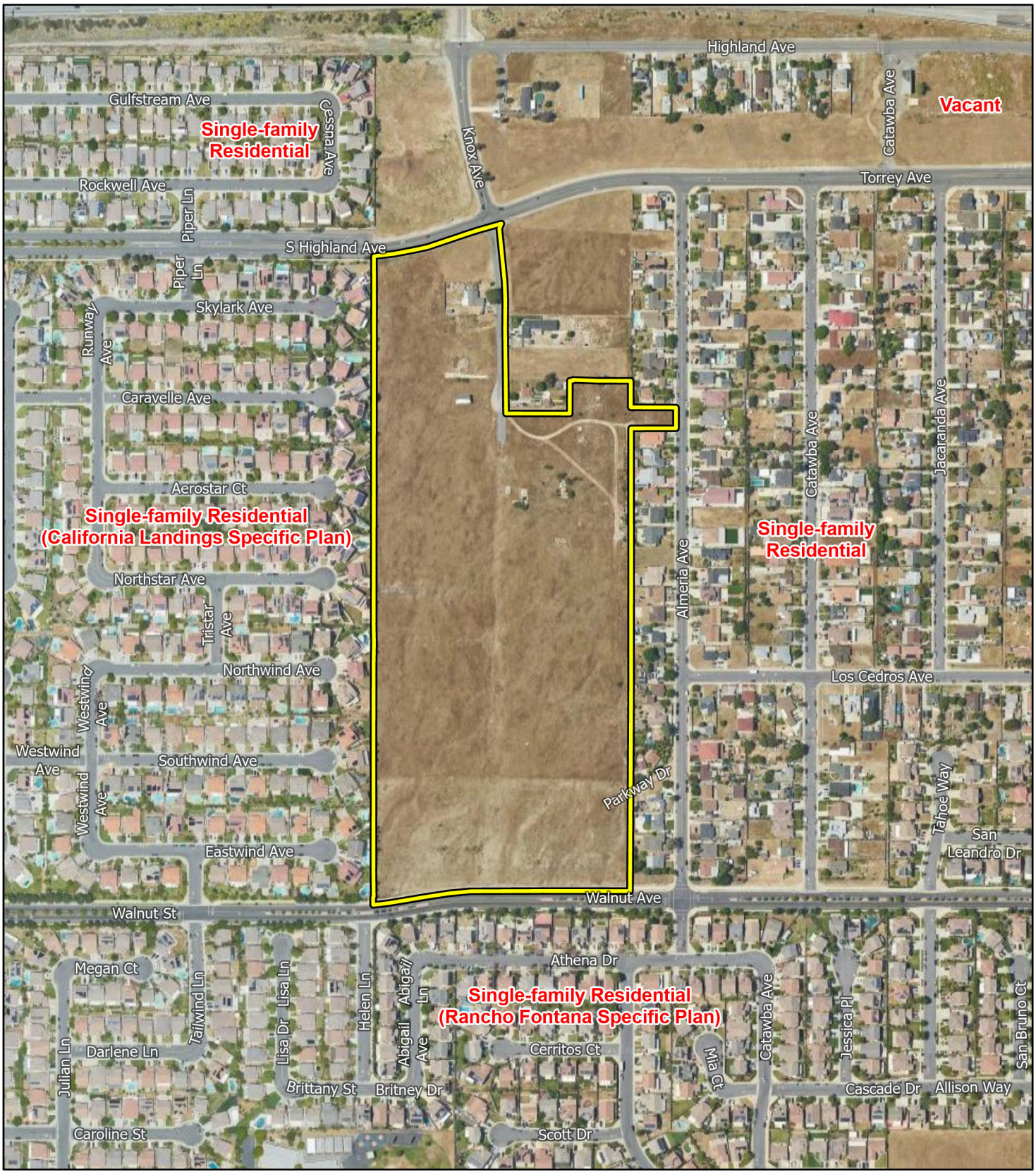
SOURCE: Google Maps (2024), City of Fontana (2025)

I:\2024\20241904\GIS\Pro\Fontana Walnut Residential Project\Fontana Walnut Residential Project.aprx (3/4/2025)

Fontana Walnut Residential Project

Existing and Proposed General Plan Designations and Zoning

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LSA

Project Location

FIGURE 2b

N

0 250 500

FEET

SOURCE: Google (2024)

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Fontana Walnut Residential Project

Surrounding Land Use

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Photo 1: Northern portion of project site, facing west.



Photo 2: Debris pile on northern portion of project site, facing northeast.

LSA

FIGURE 3a

Fontana Walnut Residential Project
Site Photographs

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Photo 3: Center of project site, facing south.



Photo 4: Portable structure located on northwestern portion of project site.

LSA

FIGURE 3b

Fontana Walnut Residential Project
Site Photographs

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Photo 5: Northern project boundary, Barbee Street – view east.



Photo 6: Northern project boundary, Barbee Street – view west.

LSA

FIGURE 3c

Fontana Walnut Residential Project
Site Photographs

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Photo 7: Southern boundary of project site, facing north.



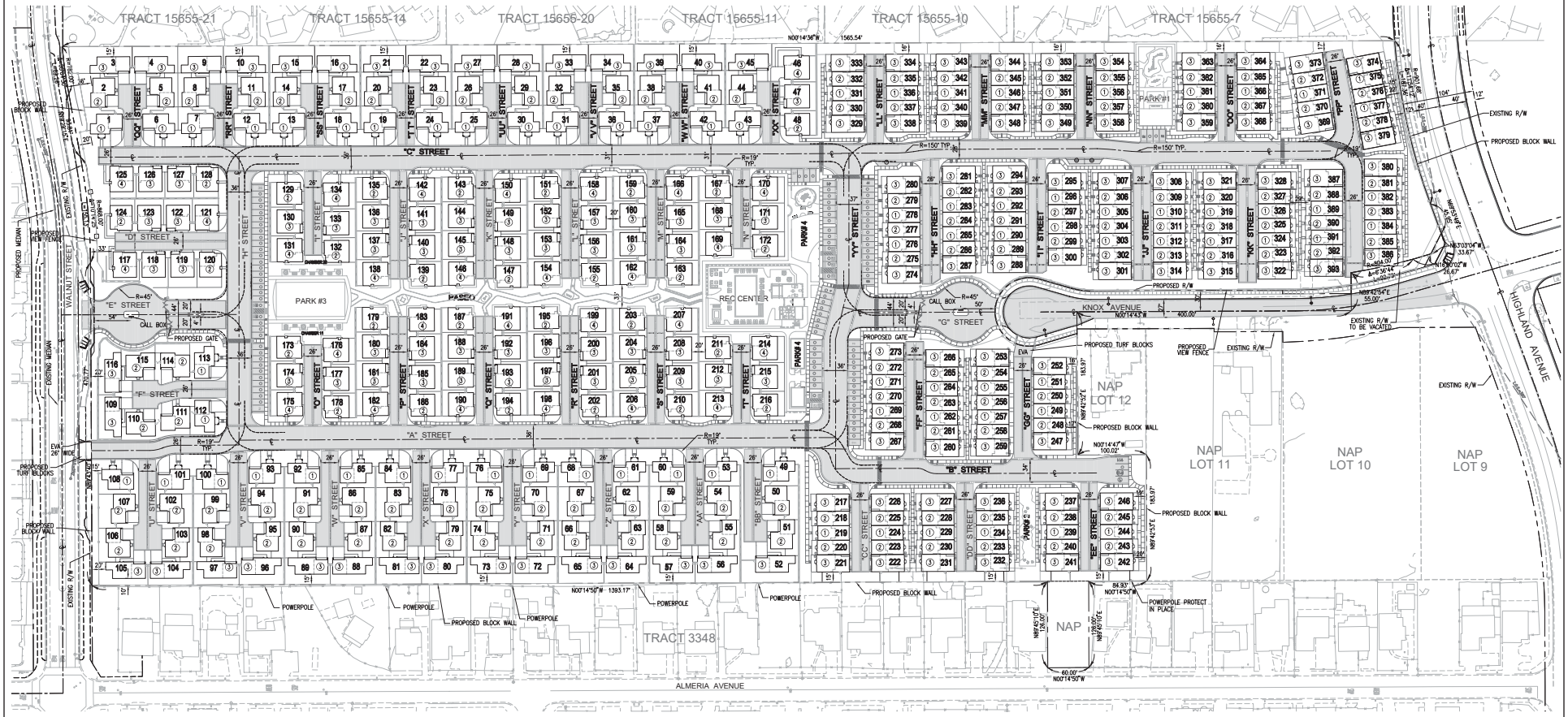
Photo 8: Eastern boundary of project site, facing north.

LSA

FIGURE 3d

Fontana Walnut Residential Project
Site Photographs

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LSA

FIGURE 4a

0 120 240

FEET

Fontana Walnut Residential Project

Conceptual Site Plan

SOURCE: Sheet 2, Site Plan, Allard Engineering, February 2025

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LSA

FIGURE 4b

0 20 40
FEET

SOURCE: Sheets A-2 and A-3, Project Plans, Kevin Cook Architect, Inc., February 6, 2025
I:\2024\20241904\G\Cluster_Home.ai (3/3/2025)

Fontana Walnut Residential Project
Cluster Home – Typical Plan

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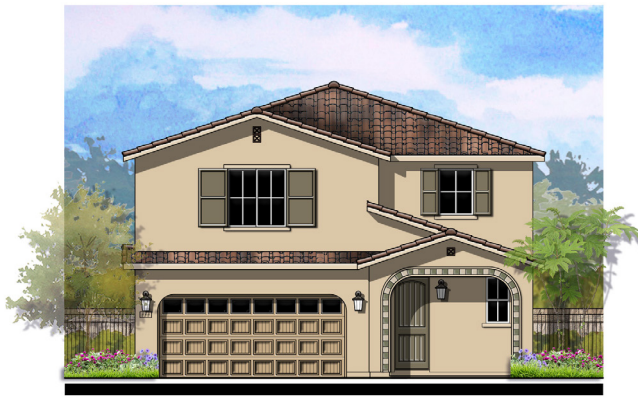
FIGURE 4c

0 20 40
FEET

Fontana Walnut Residential Project
Motor Court – Typical Plan

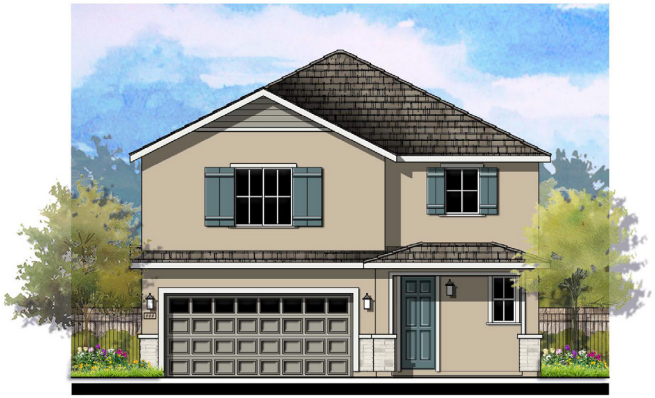
SOURCE: Sheets A-27 and A-28, Project Plans, Kevin Cook Architect, Inc., February 6, 2025
I:\2024\20241904\G\Motor_Court.ai (3/3/2025)

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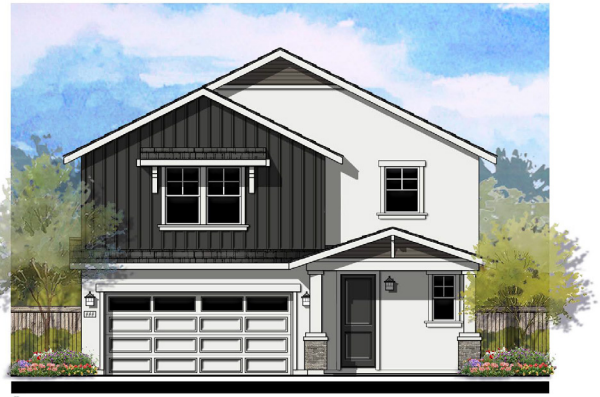
©2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



©2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - COTTAGE



©2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 2

LSA

FIGURE 5a

0 10 20

FEET

SOURCE: Project Plans, Sheet A-10, Kevin Cook Architect, February 6, 2025

I:\2024\20241904\G\Elevations_Cluster_Homes.ai (3/5/2025)

Fontana Walnut Residential Project

Conceptual Elevations (front) – Cluster Homes

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©2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

A - SPANISH



©2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

B - COTTAGE



©2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 3

LSA

FIGURE 5b

0 10 20

FEET

SOURCE: Project Plans, Sheet A-41, Kevin Cook Architect, February 6, 2025

I:\2024\20241904\G\Elevations_Motor_Court.ai (3/5/2025)

Fontana Walnut Residential Project

Conceptual Elevations (front) – Motor Court Homes

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Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM (2X)



UNIT 3.0 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0R

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R

LEFT

SPANISH ELEVATIONS (7-PLEX)

LSA

FIGURE 5c

0 12 24

FEET

SOURCE: Project Plans, Sheet A-59, Kevin Cook Architect, February 6, 2025

I:\2024\20241904\G\Elevations_Townhomes.ai (3/4/2025)

Fontana Walnut Residential Project

Conceptual Elevations (front) – Townhomes

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LSA

FIGURE 6

0 120 240

FEET

SOURCE: Fire Exhibit, Walnut Fontana, Allard Engineering, February 7, 2025

I:\2024\20241904\G\Fire_Access.ai (3/3/2025)

Fontana Walnut Residential Project

Fire Access Plan

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IRRIGATION SYSTEM NOTE:

This landscape will utilize an irrigation system combining various technologies for targeted watering and water conservation. Shrubs and ground cover areas will utilize drip irrigation delivering water directly to the plant material. Trees will receive irrigation using bubblers, allowing for deep infrequent irrigation. Each zone will have its own dedicated valve, ensuring individualized watering based on specific needs.

The site will be serviced by a new irrigation point of connection with dedicated potable water line and backflow preventer. An ET based smart controller, rain sensor, flow sensor, and master valve will be installed on this project to prevent excess irrigation during rain events and protect against damage caused by broken irrigation equipment. The irrigation system will be sized to irrigate landscape areas within an 8-hour water window.

Planting and irrigation shall adhere to the City of Fontana's standards and shall meet the City's Water Conservation Ordinance 1895 (MWELO).

SITE LIGHTING NOTE:

Uplighting shall be provided at the monument sign located at the intersection of Highland and Knox Avenue, within landscape areas at the site entrances and at the recreation building. Additional lighting (i.e. walkway, accent, landscape lighting) shall be provided within all amenity areas to ensure sufficient light levels are met.

STREET TREES

	BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
HIGHLAND AVENUE	MAGNOLIA 'SAMUEL SOMMER'	'SAMUEL SOMMER' MAGNOLIA	24" BOX	25'-45' x 20'-40'	LOW
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	70'-90' x 35'-40'	LOW
WALNUT AVENUE	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	24" BOX	20'-30' x 20'-30'	LOW
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	70'-90' x 35'-40'	LOW
KNOX AVENUE	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	40'-60' x 35'-45'	LOW
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX	40'-60' x 20'-25'	LOW

TREES

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	20'-40' x 20'-30'	MOD
CAESALPINIA CACALACO	CASCALOTE	24" BOX	15'-20' x 15'-20'	LOW
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	40'-60' x 8'-12'	LOW
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	25'-30' x 15'-20'	MOD
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	6'-30' x 10'-30'	LOW
MAGNOLIA 'MAJESTIC BEAUTY'	SOUTHERN MAGNOLIA	36" BOX	30'-40' x 30'	MOD
OLEA EUROPAEA	FRUITLESS OLIVE	36" BOX	25'-30' x 25'-30'	LOW
PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	24" BOX	30'-40' x 15'-25'	MOD
PINUS ELDARICA	AFGHAN PINE	24" BOX	30'-80' x 15'-25'	LOW
QUERCUS ENGELMANNII	ENGELMANN OAK	24" BOX	25'-60' x 25'-60'	LOW
QUERCUS SUBER	CORK OAK	24" BOX	30'-60' x 40'-50'	LOW

PALMS

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	10'-20' x 10'-20'	LOW
PHOENIX DACTYLIFERA	DATE PALM	12' B.T.H.	50'-80' x 20'-40'	LOW
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8' B.T.H.	50'-60' x 10'-15'	LOW

SHRUBS & GROUNDCOVER

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL @ 24" O.C.	1'-2' x 1'-2'	LOW
ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GAL @ 24" O.C.	1'-3' x 2'	LOW
BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL @ 72" O.C.	1'-3' x 8'	LOW
BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA	1 GAL @ 48" O.C.	2'-4' x 4'-6'	LOW
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL @ 72" O.C.	10'-20' x 6'-12'	LOW
CAREX DIVULSA	EUROPEAN GRAY SEDGE	1 GAL @ 24" O.C.	1'-2' x 1'-2'	LOW
CEANOTHUS 'JOYCE COULTER'	CREEPING MOUNTAIN LILAC	5 GAL @ 72" O.C.	2' x 8'	LOW
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL @ 24" O.C.	2'-4' x 1'-2'	LOW
ELYMUS CONDENSATUS	GIANT WILD RYE	5 GAL @ 72" O.C.	3'-6' x 3'-6'	LOW
ECHIUM CANDICANS	PRIDE OF MADEIRA	15 GAL @ 72" O.C.	5'-6' x 6'-10'	LOW
FESTUCA 'SISKIYOU BLUE'	BLUE FESCUE	1 GAL @ 24" O.C.	1'-2' x 1'-2'	LOW
HESPERALOE PARVIFLORA	RED YUCCA	1 GAL @ 30" O.C.	2'-3' x 4'-5'	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL @ 48" O.C.	2'-3' x 4'-5'	LOW
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL @ 48" O.C.	1'-2' x 2'-4'	LOW
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL @ 72" O.C.	6' x 6'	LOW
PENNISETUM SETACEUM	FOUNTAIN GRASS	5 GAL @ 48" O.C.	2'-3' x 2'-3'	LOW
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GAL @ 72" O.C.	15'-20' x 15'-20'	LOW
ROMNEYA COULTERI	MATILIJA POPPY	15 GAL @ 48" O.C.	6'-10' x 2'-4'	LOW
ROSMARINUS OFF. 'PROSTRATUS'	DWARF ROSEMARY	1 GAL @ 48" O.C.	1'-2' x 4'-8'	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL @ 72" O.C.	3'-4' x 4'-6'	LOW
SENECIO REPENS	BLUE CHALKSTICKS	1 GAL @ 36" O.C.	<1' x 2'-4'	LOW
TEUCRIUM FRUTICANS	GERMANDER	15 GAL @ 60" O.C.	4'-8' x 4'-8'	LOW

HYBRID BERMUDA SODDED TURF

PRIVATE BACKYARDS

LSA

FIGURE 7

N

0 120 240

FEET

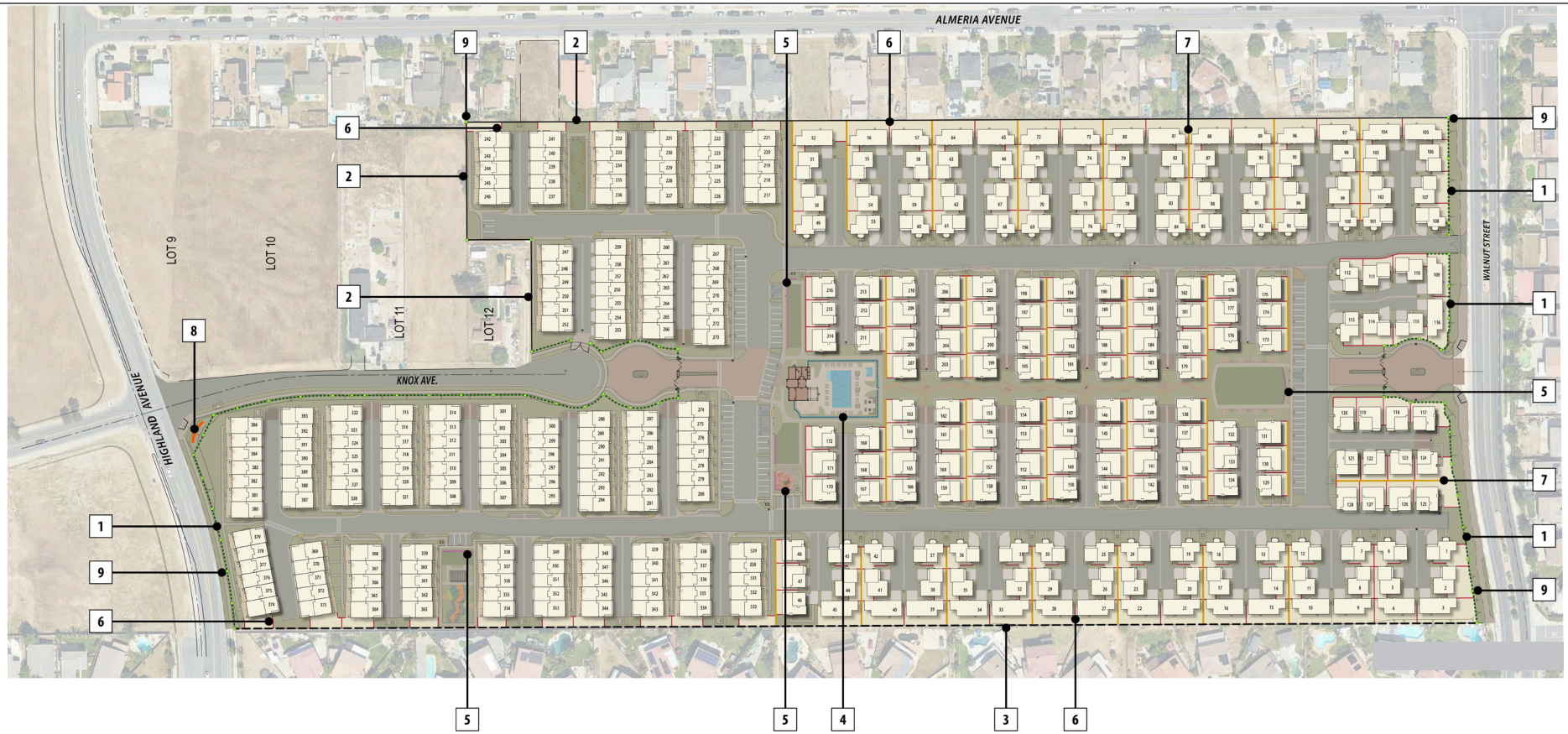
Fontana Walnut Residential Project

Conceptual Landscape Plan

SOURCE: Sheet L-1, Conceptual Landscape Plan, CDGW, February 6, 2025

I:\2024\20241904\G\Landscape_Plan.ai (3/5/2025)

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LSA

FIGURE 8

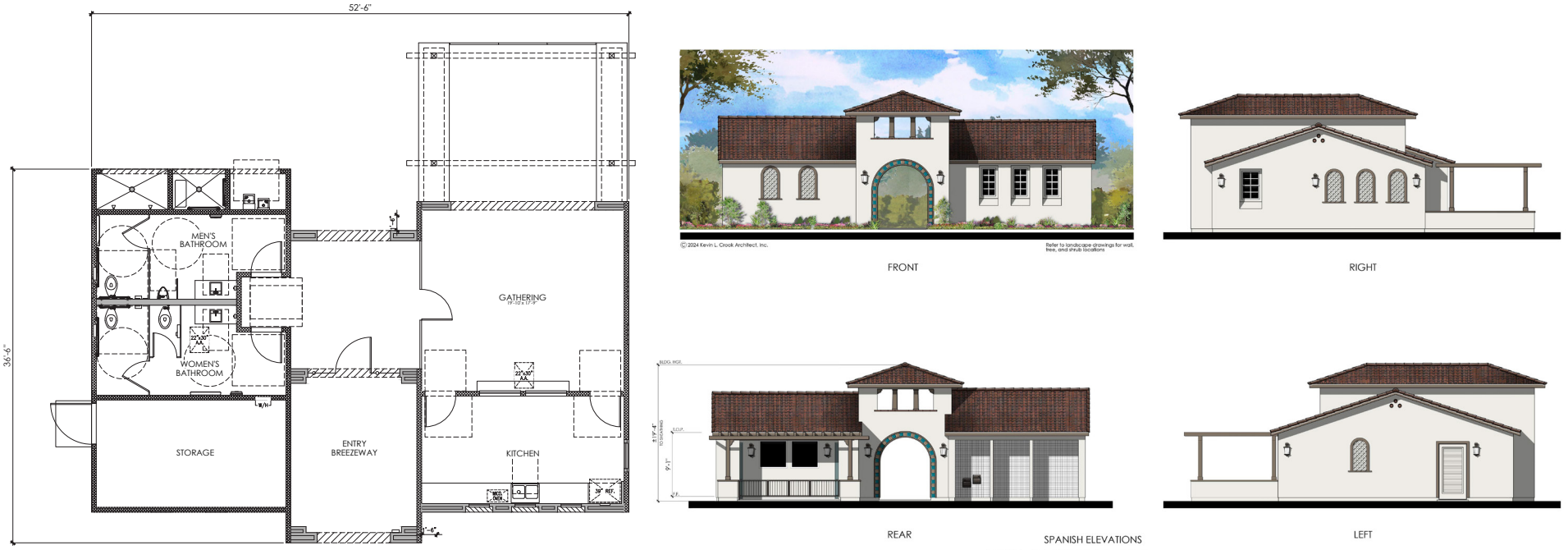
N

0 120 240
FEET

Fontana Walnut Residential Project
Fence and Wall Plan

SOURCE: Sheet L-5, Conceptual Landscape Plan, CDGW, February 6, 2025
I:\2024\20241904\G\Fence_Wall.ai (3/5/2025)

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SPANISH ELEVATIONS

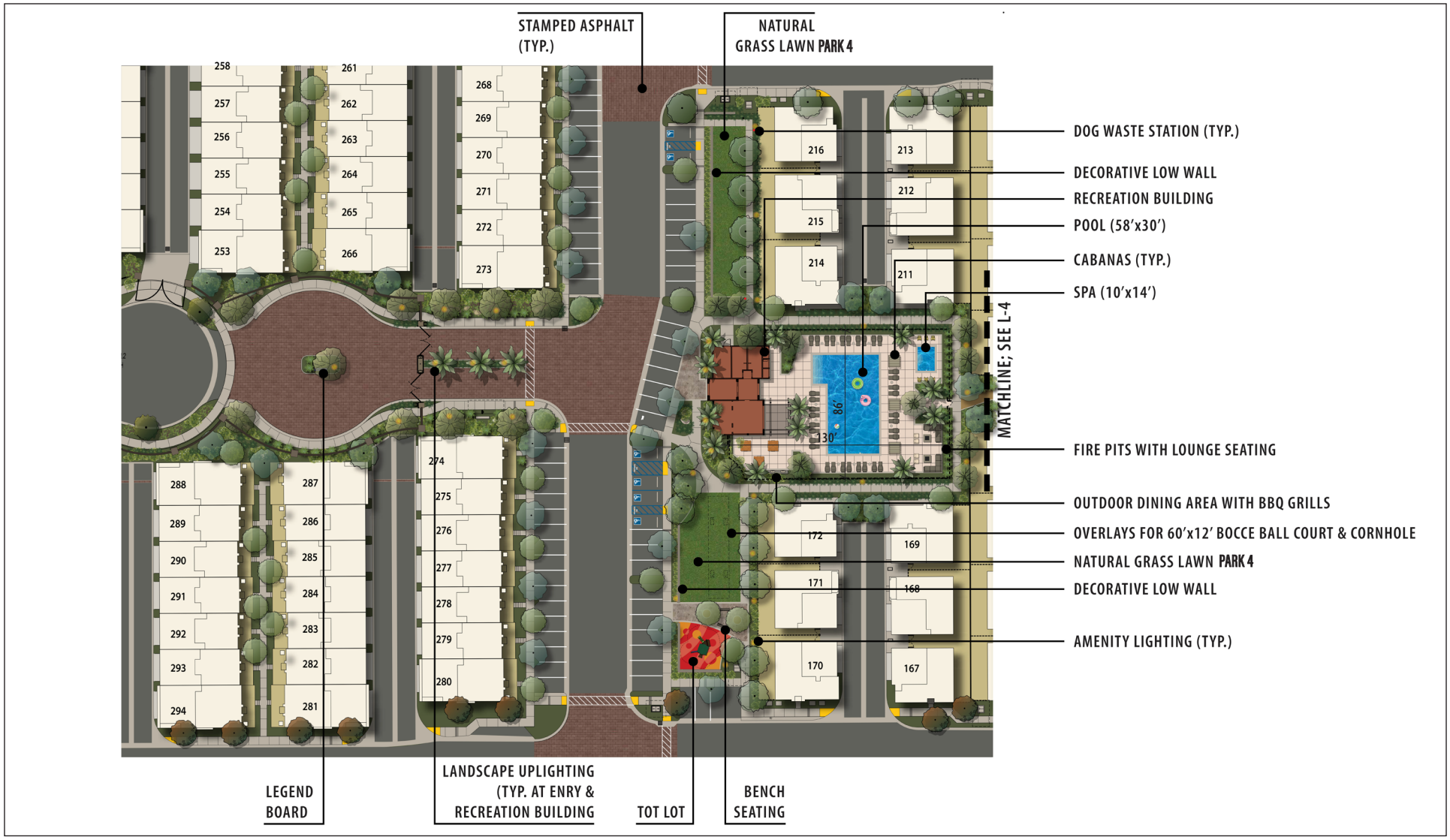
LSA

FIGURE 9a

Fontana Walnut Residential Project
Recreation Building

SOURCE: Sheets A-64 and A-65, Project Plans, Kevin Cook Architect, Inc., February 6, 2025
I:\2024\20241904\G\Recreation.ai (3/3/2025)

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LSA

FIGURE 9b

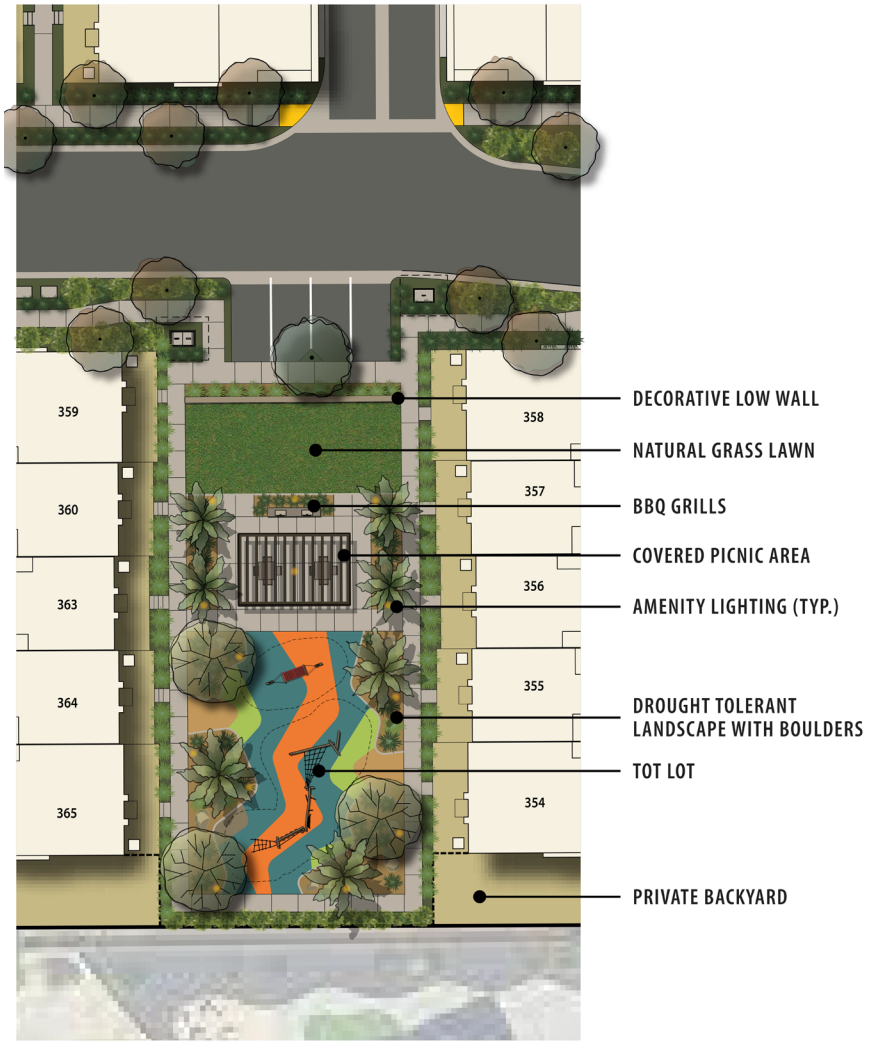
N

0 50 100
FEET

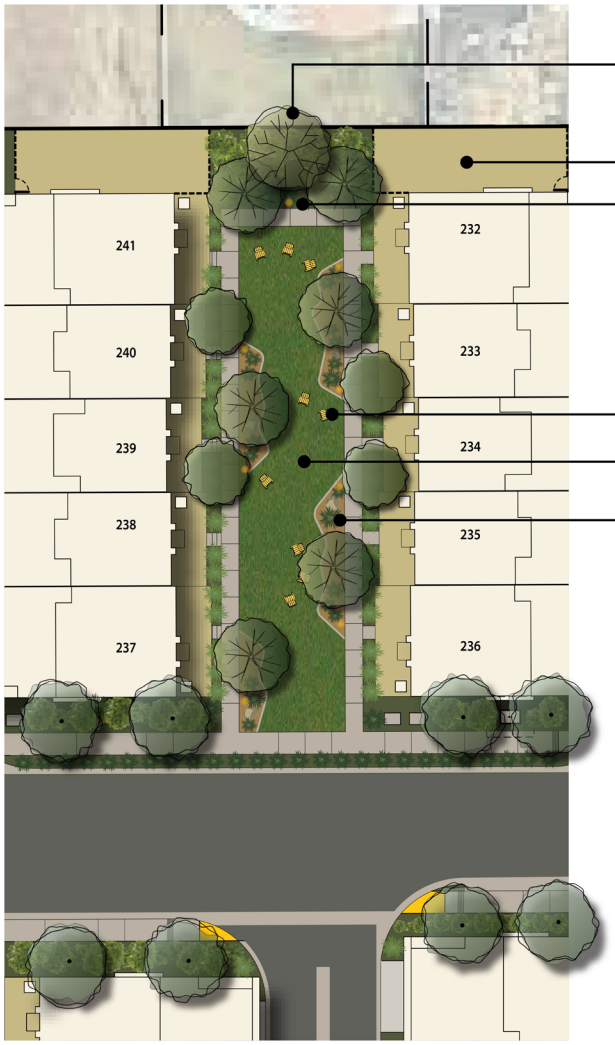
SOURCE: Sheet L-3, Conceptual Landscape Plan, CDGW, February 6, 2025
I:\2024\20241904\G\Outdoor_Amenities.ai (3/3/2025)

Fontana Walnut Residential Project
Outdoor Amenities, Pool Area and Park 4

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PARK 1



PARK 2

LSA

FIGURE 9c

0 25 50
FEET

SOURCE: Sheet L-2, Conceptual Landscape Plan, CDGW, February 6, 2025

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Fontana Walnut Residential Project

Outdoor Amenities, Parks 1 and 2

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LSA

FIGURE 9d

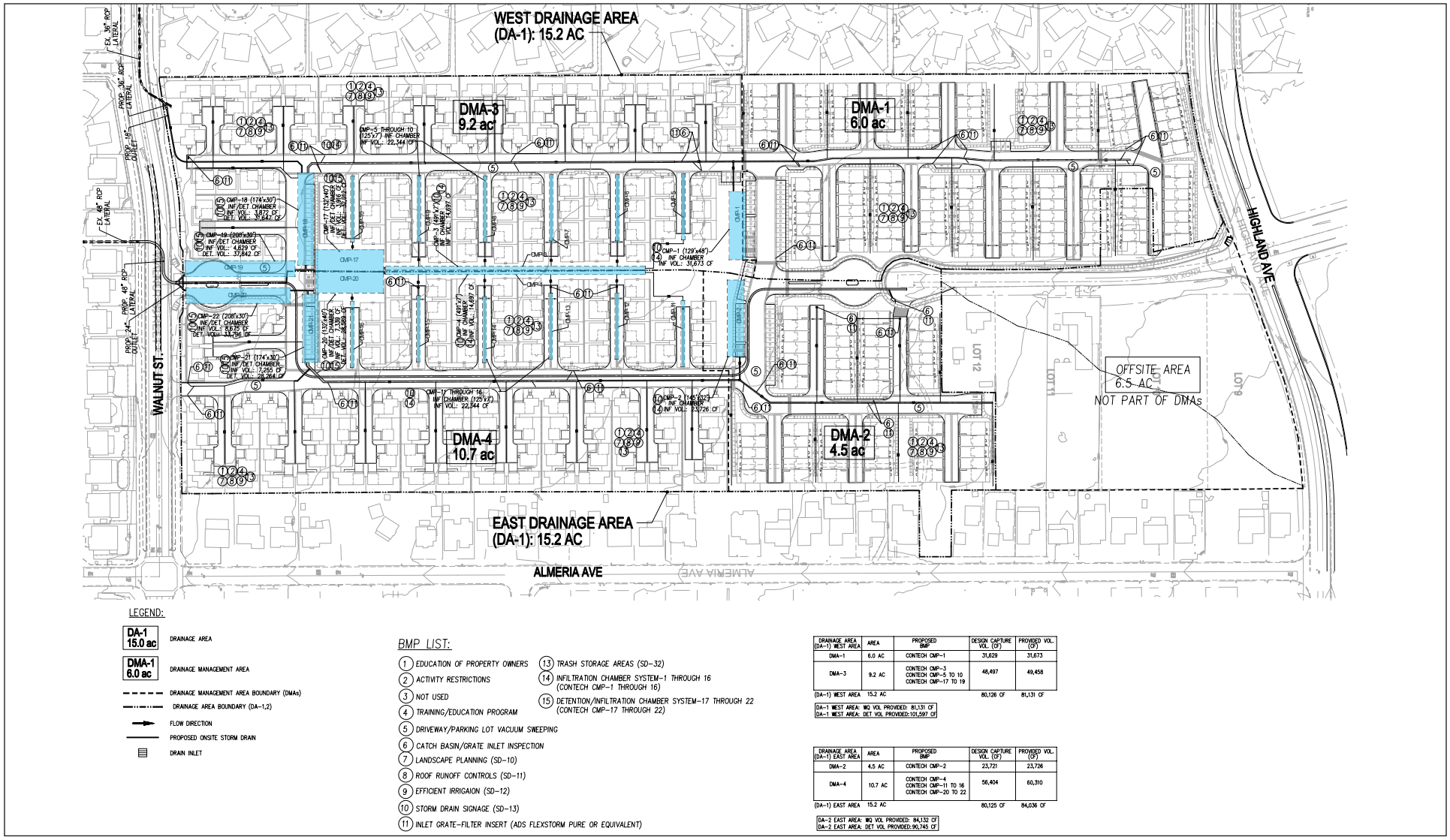
N

0 40 80
FEET

SOURCE: Sheet L-4, Conceptual Landscape Plan, CDGW, February 6, 2025
I:\2024\20241904\G\Outdoor_Amenities3.ai (3/3/2025)

Fontana Walnut Residential Project
Outdoor Amenities, Paseo and Park 3

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LSA

FIGURE 10

N

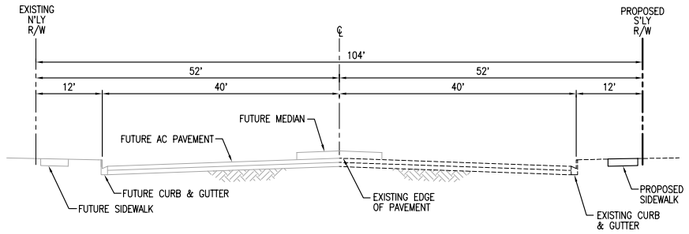
0 160 320
FEET

SOURCE: WQMP Exhibit, Preliminary Water Quality Management Plan TTM 20712, Allard Engineering, January 2025

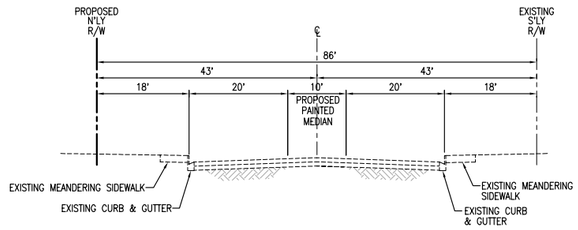
I:\2024\20241904\G\Drainage_Plan.ai (3/5/2025)

Fontana Walnut Residential Project
Post Development Drainage Plan

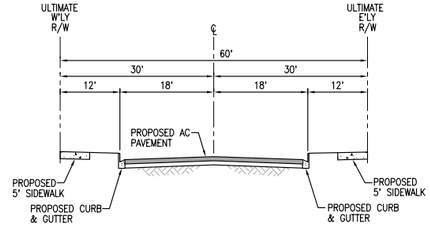
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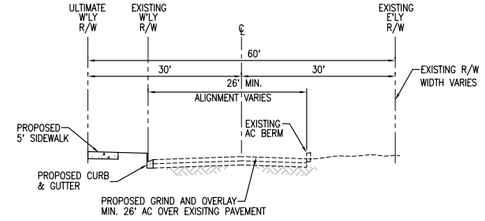
HIGHLAND AVENUE
PRIMARY HIGHWAY 104'
PUBLIC STREET
N.T.S.



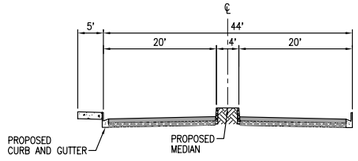
WALNUT STREET
MODIFIED COLLECTOR
PUBLIC STREET
N.T.S.



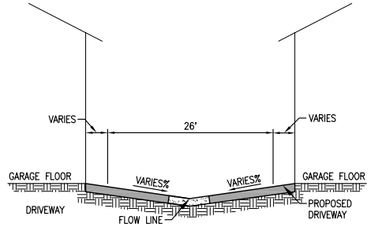
KNOX AVENUE
PROJECT FRONTAGE - ULTIMATE
LOCAL STREET
PUBLIC STREET
N.T.S.



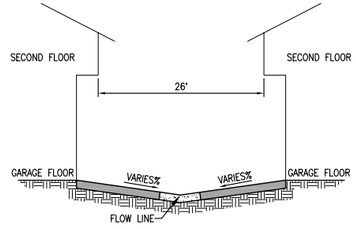
KNOX AVENUE
BEYOND PROJECT FRONTAGE - INTERIM
LOCAL STREET
PUBLIC STREET
N.T.S.



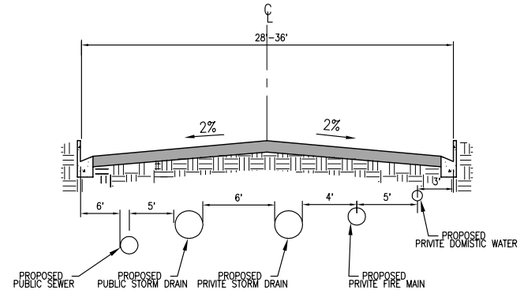
TRACT ENTRANCE
PRIVATE STREET
N.T.S.



DETACHED CLUSTER COURT
(PRIVATE STREET)
NTS



TOWNHOUSE COURT
(PRIVATE STREET)
NTS



NOTE: WHEN PUBLIC UTILITIES ARE PRESENT
THE ROAD BED NEEDS TO BE 36' CURB FACE TO CURB FACE.

LOOP ROAD
(PRIVATE STREET)
N.T.S.

LSA

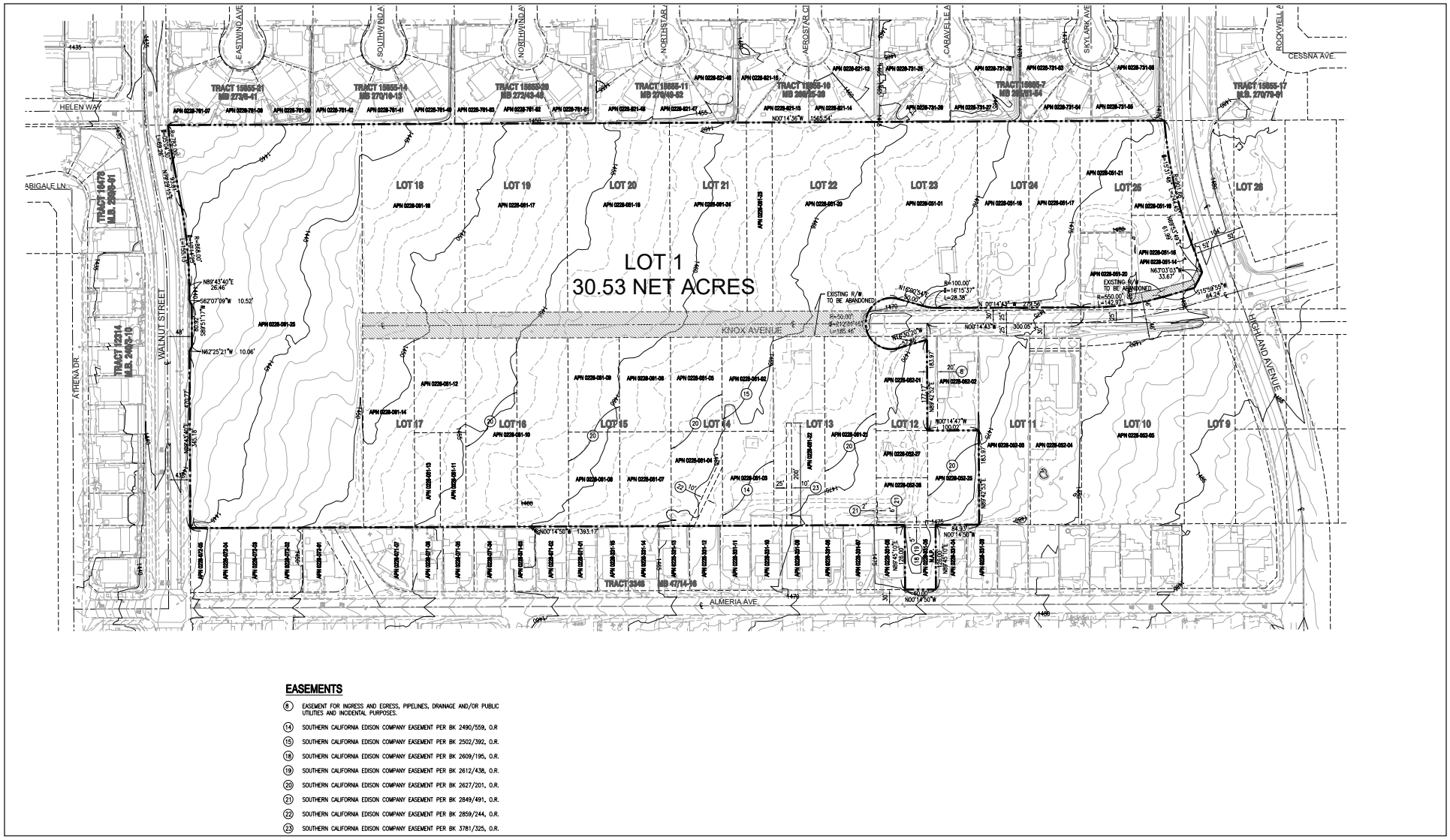
FIGURE 11

Fontana Walnut Residential Project
Public Improvement Cross Sections

SOURCE: Conceptual Grading Plan, Allard Engineering, February 6, 2025.

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LSA

FIGURE 12

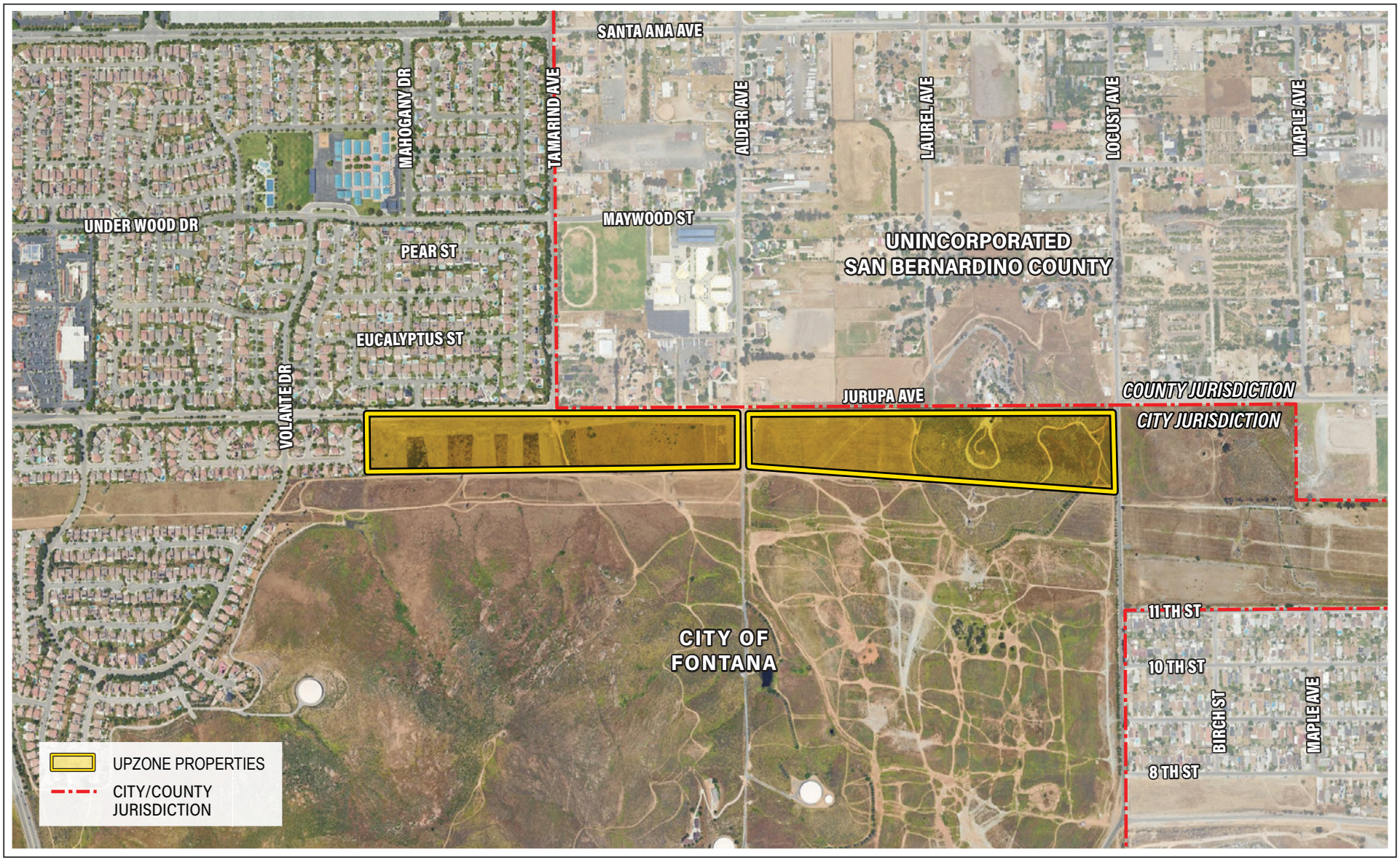
N

0 160 320
FEET

Fontana Walnut Residential Project
Tentative Tract 20712

SOURCE: Tentative Tract 20712, Allard Engineering, February 10, 2025
I:\2024\20241904\G\Tenative_Tract.ai (3/3/2025)

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LSA

FIGURE 13

N

NOT TO SCALE

SOURCE: Michael Baker Intl.

I:\2024\20241904\G\Prop_Upzone_Properties.ai (4/9/2025)

Fontana Walnut Residential Project

Proposed Upzone Properties

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3.0 PROJECT SUMMARY

1. **Project Title:**

   Fontana Walnut Residential Project

2. **Lead Agency Name and Address:**

   City of Fontana
   Planning Department
   8353 Sierra Avenue
   Fontana, CA 92335

3. **Contact Person and Phone Number:**

   Alexia Barberena, Associate Planner
   8353 Sierra Avenue
   Fontana, California 92335
   Phone: (909) 350-6568
   Email: abarberena@fontanaca.gov

4. **Project Location:**

   Residential Development Site. The Residential Development Site is located between South Highland Avenue and Walnut Street in the north-central portion of the City of Fontana, in southwestern San Bernardino County, California approximately 700 feet south of Interstate 210 (I-210). Knox Avenue, intersecting with South Highland Avenue through the Residential Development Site, is oriented in the north-south direction and is a two-lane roadway and currently provides access from South Highland Avenue to the Residential Development Site. The Residential Development Site encompasses 35 parcels and is located in Section 36 of Township 1 North, Range 6 West (San Bernardino Baseline and Meridian [SBBM), as depicted on the U.S. Geological Survey (USGS) 7.5-minute series Fontana, California quadrangle. Specifically, the center of the Residential Development Site is located at latitude 34°07'51.61" N and longitude 117°27’42.72" W, at an elevation of approximately 1,345 feet above mean sea level (amsl). Figure 1: Project Location and Vicinity depicts the location of the Residential Development Site on a regional scale.

   Upzone Properties. The approximately 56.1-acre Upzone Properties (APNs 0194-391-20 and 0256-131-16) are located in the southeastern corner of the City. These properties are bounded by Jurupa Avenue to the north, Locust Avenue to the east, existing unimproved roads and the Jurupa Hills to the south, and single-family residential uses to the west. An unpaved segment of Alder Avenue bisects the Upzone Properties. The City of Fontana municipal boundary with unincorporated San Bernardino County parallels the majority of the northern border of the Upzone Properties. Figure 13, Proposed Upzone Properties, details the existing setting of the Upzone Properties and vicinity.

   Regional access to the Upzone Properties is provided via Interstate 10 (I-10). Local access to the Upzone Properties is provided primarily via Jurupa Avenue, Alder Avenue, and Locust

Avenue. Along the Upzone Properties frontage west of Alder Avenue, Jurupa Avenue is a divided roadway providing two travel lanes west and one travel lane east. The intersection of Alder Avenue and Jurupa Avenue is stop-sign controlled three-way stop. Sidewalks are present along the northern edge of Jurupa Avenue west of Alder Avenue. East of Alder Avenue, Jurupa Avenue is an unimproved dirt road.

5. Project Sponsor's Name and Address

Jake Sowder
Diversified Pacific
10621 Civic Center Drive
Rancho Cucamonga, California 91730
909-373-2637
jsowder@divpac.com

6. General Plan Designation:

Residential Development Site.

- **Existing:** R-MFMH (Multi-family Medium/High Residential)
- **Proposed:** R-MF (Multi-family Residential)

Upzone Properties.

- **Existing:** R-PC (Residential Planned Community)
- **Proposed:** R-MFMH (Multi-family Medium/High Residential)

7. **Zoning:**

Residential Development Site.

- **Existing:** R-4 (Multi-family Medium/High Density Residential)
- **Proposed:** R-3 (Multi-family Residential)

Upzone Properties.

- **Existing:** R-PC (Residential Planned Community)
- **Proposed:** R-4 (Multi-family Medium/High Density Residential)

8. Description of Existing Site Conditions

Residential Development Site. The approximately 30.99 gross acre (30.53 net acre) Residential Development Site exhibits an overall gentle topography with elevations ranging from 1,438 and 1,480 feet amsl, at the southwestern corner and northern boundary of the site, respectively. The site is enclosed with chain-link fencing. Vehicle tracks were observed along the eastern perimeter and in the northeastern portion of the Residential Development Site, near the adjacent residential uses. Evidence of regular mechanical ground disturbance, such as discing for weed abatement and one abandoned mobile building unit were observed on-site. The remains of four residences (e.g., concrete building foundations, concrete driveways, and associated concrete and cinderblock

debris) are located in the central portion of the site. Other debris piles are located throughout the Residential Development Site. A single-family residential structure (APN 0228-051-20) is located at 6622 Knox Avenue and includes a one-story wood-frame home and attached garage, two wooden storage sheds, a plastic storage shed, and a smaller structure of unknown use. A portable structure is located near Knox Avenue. These structures would be demolished prior to the start of grading. Sidewalks are located along the southern boundary of the site, while a concrete curb extends across the northern boundary of the site.

Vegetation on-site is ruderal and characteristic of that common in disturbed areas. Land cover on-site was identified as "disturbed" and did not harbor native vegetative communities. Dominant plant species observed on-site included turkey-mullein (*Croton setiger*), western ragweed (*Ambrosia psiloitachya*), and Russin thistle (*Salsola tragus*.) Numerous mature tree of heaven (Ailanthus altissima) trees and one eucalyptus tree (*Eucalyptus sp*.) observed on the northeast corner of the Residential Development Site.

Upzone Properties. The Upzone Properties are generally undeveloped. Unpaved roads and trails, vegetation, and assorted trees are scattered across the properties. Elevations range from 1,051 to 1,058 feet amsl along the southern boundary of the Upzone Properties to between 1,038 to 1,260 feet amsl along Jurupa Avenue at the northern boundary, atop an existing hill. A portion of the hill is located in the eastern portion of the Upzone Properties on APN 0256-131-16 and contains ancillary structures and unimproved roads associated with an off-site single-family residence located offsite to the north of APN 0256-131-16.

9. Surrounding Land Uses and Setting:

Residential Development Site. Neighboring land uses include single-family residential uses to the south, east, and west. Areas west and south of the Residential Development Site are located within the California Landings and Rancho Fontana Specific Plans, respectively. The property north of the site is vacant, with I-210 located further north. Figure 2: Surrounding Land Uses depicts the Residential Development Site and surrounding land uses, and Figures 3a through 3d: Site Photographs include photographs of the Residential Development Site and land uses adjacent to the site.

Upzone Properties. Surrounding land uses include a mix of residential, transportation, quasi-public, and commercial uses, as detailed below.

- *North*: Jurupa Avenue bounds the Upzone Properties to the north. Single-family residences are located farther north, and Ruth O. Harris Middle School is located approximately 550 feet north of the Upzone Properties in unincorporated San Bernardino County. Within the City, areas to the north are designated Single Family Residential (R-SF; 2.1-5 du/ac), and zoned Single Family (R-1; 2.1-5 du/ac). Within unincorporated San Bernardino County, areas to the north are designated Very Low Density Residential (VLDR) and Special Development (SD) and zoned Single Residential – 1 Acre Minimum – Additional Agriculture (RS-1-AA) and Industrial/Business Park within the Bloomington Business Park Specific Plan.

- *East*: Locust Avenue bounds the Upzone Properties to the east. Vacant land is located farther east. Land uses to the east are designated and zoned Light Industrial within the West Valley Logistics Center Specific Plan.

- *South*: Undeveloped hillsides, Southern California Edison (SCE) utility towers, and unimproved roads are located immediately south of the Upzone Properties. The Jurupa Hills are located farther to the south. Land uses to the south are designated Public Facilities (P-UC) and zoned R-PC.

- *West*: Single-family residential uses bound the Upzone Properties to the west. Volante Drive is located approximately 560 feet to the west. Land uses to the west are designated R-PC and zoned South Park Specific Plan.

10. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resource Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City has conducted outreach and consultation with tribal representatives pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18. Please refer to Section 5.18.[18]

[18] Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (See Public Resources Code Section 21080.3.1 and Government Code Sections 65352.3 and 65352.4) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

4.0 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" for which mitigation has been prescribed as indicated by the checklist in Section 5.0.

☒ Aesthetics	☐ Agriculture and Forestry 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

4.1 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 ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Alexia Barberena — 10/09/2025

Alexia Barberena, Associate Planner — Date

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5.0 CEQA ENVIRONMENTAL CHECKLIST

5.1 AESTHETICS

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

5.1.1 Impact Analysis

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

Residential Development Site: The northern and southern portions of the City have direct lines of sight to the San Gabriel Mountains and the Jurupa Hills, respectively (considered scenic resources for this analysis).[19] A general summary of current views from the Residential Development Site is provided in Table 5.1A:

[19] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099.* Page 5.1-6. June 8, 2018.

Table 5.1.A: Views from the Residential Development Site

Viewpoint	View	North	South	East	West
Northern project boundary (south side of South Highland Avenue)	Foreground	Undeveloped lot, utility lines, landscaping	Undeveloped lot	Undeveloped lot, utility lines	Undeveloped lot, utility lines
	Midground	Single family residences, freeway overpass	Single-family residence	Single-family residences,	Single Family residences
	Background	San Gabriel Mountains	Distant Jurupa Hills ridgeline	Distant San Bernardino Mountains ridgeline	San Gabriel Mountain foothills
Southern project boundary (north side of Walnut Street)	Foreground	Undeveloped lot (Residential Development Site)	Parkway landscaping and block wall	Roadway, single-family residences, undeveloped lot (Residential Development Site	Roadway, single-family residences, undeveloped lot (Residential Development Site)
	Midground	Undeveloped lot (Residential Development Site)	Single-family residences	Single-family residences	Single-family residences
	Background	San Gabriel Mountains	View obscured	View obscured	Single-family residences, San Gabriel Mountains

Source: Google Earth, 2025. Site Visit (February 2025).

Under current conditions, views are consistent with those of a single-family residential neighborhood. The San Gabriel Mountains are clearly visible from the north and south Residential Development Site boundaries and provide background views from the site. Due to their distance and the presence of intervening structures, landscaping, and utility features, the ridgelines of the San Bernardino Mountains are obscured or are very low on the horizon.

The proposed project would result in the development of 393 two-story residential units. Units on the northern portion of the site would consist of townhome buildings in 5- 6- and 7-plex configurations. Views to the San Gabriel Mountains from the northern boundary of the site (South Highland Avenue) would not be affected by the proposed development. However, due to the height, orientation, and density of the proposed residential uses, the project would block views to the north from Walnut Street, obscuring views to the San Gabriel Mountains.

Traveling westbound on Walnut Street from Citrus Avenue, existing views of the San Gabriel Mountains are substantially blocked by two-story single-family residential development (which

includes block walls and parkway landscaping). Partial views to the mountains are intermittently available between houses and at street intersections. Further west on Walnut Street, single-story residences obscure the lower elevations of the mountains. Landscaping and structures partially block views north, though the peaks and ridgelines remain intermittently. The southern project frontage extends approximately 750 feet along Walnut Street. The posted speed limit on this segment of Walnut Street is 35 miles per hour (mph); therefore, the current clear view of the San Gabriel Mountains would be visible for approximately 15 seconds as the Residential Development Site is passed. Once the traveler passes the Residential Development Site, views to the mountains again become obscured. As Walnut Street runs in an east-west direction, travelers would be focused on the road ahead; therefore, any view north to the mountains would be of limited duration. Two-story single-family residential development south of Walnut Street already effectively block view of the San Gabriel mountains from areas further south. Views to the San Bernardino Mountains and Jurupa Hills are already obstructed by existing residential development or minimalized due to distance; therefore, no significant change to views of these features would result from construction of the Residential Development Site and this impact would be **less than significant**.

Upzone Properties: The San Gabriel Mountains, a scenic resource in the City, are visible to the north from the Upzone Properties, though the outlines of the mountains are partially obstructed by suburban development north of Jurupa Avenue. Views to the south include utility lines, but are dominated by the adjacent Jurupa Hills, also a scenic resource. Views to the east and west of the site include vacant land and suburban development, respectively, and do not include any scenic resources.

The proposed upzone from R-PC to R-4 would result in an increase in maximum permitted building height from 35 feet to 55 feet. Given that elevation on-site ranges from 1,038 amsl to 1,260 amsl, and the Jurupa Hills represents the highest point in the City at 1,900 amsl, even at maximum build out, future development of the Upzone Properties would not fully obstruct public views of the Jurupa Hills. The Upzone Properties are not visible from south of the Jurupa Hills; therefore, no change in viewshed from this location would occur. Since the Upzone Properties are located approximately nine miles south of the San Gabriel Mountains, the views north would be of the City and intervening urban development; therefore, the upzone action would result in **a less than significant impact** to this viewshed.

Significance Conclusion: Project obstruction of views of any scenic vista would not be significant due to the limited extent of obstructed views to the mountains. Therefore, the overall project would have a **less than significant** impact on scenic vistas. Mitigation is not required.

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

Residential Development Site: The California Department of Transportation (Caltrans) Scenic Highway Program does not identify any State-designated scenic highways near the Residential Development Site.[20] The nearest eligible Scenic Highways are the portions of State Routes 38 and 138,

[20] California Department of Transportation. *California State Scenic Highway System Map*. 2018. Website: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa (accessed February 18, 2025).

located approximately 12.3 and 16.4 miles northeast and east of the Residential Development Site, respectively. The Residential Development Site is not visible from either highway, and **no impact** would occur.

Upzone Properties: There are no officially designated State scenic highways near the Upzone Properties.[21] The nearest eligible State scenic highway (not officially designated) is a segment of State Route 38, located approximately 14 miles to the east of the Upzone Properties, and **no impact** would occur.

Significance Conclusion: Given the distance of the project to State scenic highways, **no impact** would occur to visual resources along a State scenic highway. Mitigation is not required.

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 a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Residential Development Site: As of July 1, 2024, the United States Census Bureau estimated the City's population to be 215,465 persons and the City's land area to be approximately 43.07 square miles,[22] which is approximately 5,003 persons per square mile; therefore, the Residential Development Site is located in an area with at least 1,000 persons per square mile and meets the definition of Urbanized Area under Section 15387 of the CEQA Guidelines. Properties immediately surrounding the Residential Development Site include single-family residential uses.

In the existing condition, the project site contains routinely disked ruderal grasses and sparse native vegetation. During construction, the presence of construction vehicles and equipment could temporarily degrade the visual quality of the project site due to the presence of visible construction activity. Therefore, **Mitigation Measure AES-1** is prescribed to condition the Project Applicant to implement standards for construction staging areas regarding screening and cleanliness.

Mitigation Measure. The following mitigation measure is required to reduce potentially significant impacts to visual character to less than significant levels.

Mitigation Measure AES-1 For future development associated with the project located in or immediately adjacent to residentially zoned property, the following General Condition of Approval shall be imposed: Construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site to the

[21] California Department of Transportation, *California State Scenic Highway System Map*, https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa, (website accessed: March 27, 2025).

[22] United States Census Bureau. *QuickFacts, Fontana City, California*. Website: https://www.census.gov/quickfacts/fact/table/fontanacitycalifornia/PST045222 (accessed February 18, 2025).

extent practical. Staging areas shall be screened from view from residential properties with solid wood fencing or green fence. Construction worker parking may be located offsite with approval of the City; however, on-street parking of construction worker vehicles on residential streets shall be prohibited. Vehicles shall be kept clean and free of mud and dust before leaving the project site. Surrounding streets shall be swept daily and maintained free of dirt and debris.

Development of the Residential Development Site includes a General Plan Amendment and Zone Change. The R-MF (Multi-family Residential) General Plan land use category includes, "…multi-family developments, from duplexes and townhouses to condos and rental apartments, at densities up to 24 du per acre with required amenities," while the Multiple-family residential (R-3) zoning district permits development such as garden apartments, condominiums and townhouses, at a density between 12 and 24 units per adjusted gross acre. Based on the Residential Development Site and the number of units proposed, the project would provide 12.86 du/ac, which is within the residential density range established for the R-3 zone. Development requirements for the R-3 zoning district are identified in Sections 30-434 through 30-444 of the City's Municipal Code, including permitted uses, residential density, setback requirements, allowable building types, building heights and unit size, ancillary services, recreational facilities, parking requirements, frontage types, and encroachment requirements (e.g. building, architectural features and signs that may encroach into the required setbacks and right-of-way) that focus on the physical design of development.

The various housing products each would be designed to reflect Spanish, Cottage, and Farmhouse styles. The style of individual units within each cluster and motor court would vary to present an interesting streetscape. The townhome buildings would utilize the Spanish style only. Design features include stucco walls and trim, concrete tile roofs, simulated wood shutters, and varied gables complementing the Spanish, Cottage, and Farmhouse styles (refer to see Figures 5a-c Conceptual Elevations.)

The proposed project would incorporate landscaping throughout the Residential Development Site through a combination of accent plantings/groundcovers, shrubs, and trees along the majority of the site perimeter. Additional trees and landscape material would be planted within common areas, adjacent to buildings, and within frontage parkways. Street trees would be planted in 24-inch boxes and would include magnolia and Canary pine (along Highland Avenue), goldenrain and Canary pine (along Walnut Street), and maidenhair and fern pine (along Knox Avenue.) Within the Residential Development Site, landscaping includes 24- to 36-inch box plantings of a palette of trees including varieties of palm, pine, oak, palo verde, olive, and other trees. Shrubs and groundcover within common areas include varied landscape material including yarrow, coyote brush, bird-of-paradise, yucca, bush sage, rosemary, lily, lilac, and sedges. Natural turf areas would be planted with hybrid Bermuda turf (refer to Figure 7: Conceptual Landscape Plan.) Landscaping within outdoor private spaces (backyards) would be the prerogative of individual property owners.

A six-foot tall tan split-face (both sides) concrete masonry unit (CMU) wall with pilasters would be located along the northern and southern property boundaries and along the west side of Knox Avenue. A six-foot tall tan split-face (one-side) CMU wall foot with corner pilasters would be installed along the eastern and northeastern property boundary. Individual lots would be separated by 5.5-

foot-high vinyl fencing, while six-foot wall tubular fencing would enclose the common recreational pool. Two-foot-high decorative low-walls would be provided in common open space areas. A monument entry wall would be provided at the Residential Development Site entrance located at South Highland Avenue, and impacts would be **less than significant with mitigation incorporated**.

Upzone Properties: The Upzone Properties are currently undeveloped, located in an urbanized area, and zoned for residential development. Although the upzone action would permit increased residential density, no physical development is proposed. The permitted residential uses that may occur subsequent to the upzone action would be similar in character to other multi-family residential development throughout the city. Additionally, future development of the Upzone Properties would be subject to City Municipal Code Section 30-445, Residential Development Standards in R-4 and R-5 Zoning Districts, as well as the Land Use, Zoning, and Urban Design Element of the General Plan and Housing Element, which are intended to shape the aesthetic character of new development while ensuring new development is of high-quality design. Future development on the Upzone Properties would also be subject to **Mitigation Measure AES-1**, which provides standards for construction staging areas regarding screening and cleanliness, and impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: The City's Design Review process would facilitate compatibility and compliance with applicable City standards and ordinances to ensure a high-quality development compatible with the General Plan land use designation, zoning district, and surrounding community. Although development of the Residential Development Site and future development of the Upzone Properties would alter the aesthetic condition of the sites, the proposed project would be developed consistent with the City's development standards applicable to the respective zones governing scenic quality. Implementation of **Mitigation Measure AES-1** would reduce impacts during construction to **less than significant with mitigation incorporated.**

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

Residential Development Site: Under existing conditions, the Residential Development Site is predominantly vacant and undeveloped with the exception of a vacant portable structure and occupied residence (6622 Knox Avenue) located in the northern portion of the Residential Development Site, west of Knox Avenue. Existing on-site lighting is limited to the existing residential use and streetlights. Sources of light and glare in the surrounding area include street lighting and vehicles traveling on Walnut Street and South Highland Avenue and residential lighting on adjacent properties. Local roadways are heavily lit and well-traveled by vehicles. Light-sensitive uses in proximity to the Residential Development Site include the residential uses located south, east and west of the Residential Development Site.

Development of the proposed project would introduce new sources of light on the Residential Development Site and in the surrounding area through the development of the proposed residential uses on the site. Residential, parking area, and security lighting would be appropriately located throughout the site. Lighting associated with the proposed project would be consistent with City standards. All lighting on the Residential Development Site would comply with Section 30-471 (Light and Glare), 30-476(g)(5) (Lighting), and 30-477(1) (Building Design) of the City Municipal Code, which

requires light shielding, functional and aesthetic design, and compatibility with surrounding uses. The purpose of these lighting standards is to minimize light pollution, glare, and spillover, conserve energy resources, and curtail the degradation of the nighttime visual environment. Additionally, the City's Design Review process includes consideration of material composition and colors to reduce the potential for substantial glare from the proposed development.

The 2022 Building Energy Efficiency Standards requires the installation of solar photovoltaic (solar PV) system requirements for all newly constructed single-family and multi-family buildings. Since the concept of efficient solar power is to absorb as much light as possible, while reflecting as little light as possible, standard solar panels produce less glare and reflection than standard window glass.[23] On a more technical level, solar panels use "high transmission, low iron glass," which absorbs more light and produces less glare and reflectance than normal glass; therefore, it is reasonable to conclude glare and reflection from rooftop solar panels would not generate a significant amount of glare onto adjacent properties, and impacts would be **less than significant**.

Upzone Properties: As the Upzone Properties are currently undeveloped, future development would introduce new light sources in the form of exterior building lighting, street lighting, and light associated with increased vehicle traffic. New sources of light associated with future development on the Upzone Properties would be typical of security and safety lighting for residential uses; such lighting would be similar to lighting from existing and adjacent residential uses. Light introduced by future residential development on the Upzone Properties would result in similar light sources that would occur under development of the Upzone Properties as currently zoned. Similarly, future development on the Upzone Properties would be subject to City Municipal Code Section 30.697, Lighting, which requires low-level security lighting for all residential common parking areas, and for all other uses anticipated to have night-time activity. All lighting sources must be directed and shielded to prevent light and glare from spilling over onto adjacent properties, pursuant to City Municipal Code Section 30.697, Lighting. Through compliance with applicable City Municipal Code requirements identified above, impacts would be **less than significant**.

Significance Conclusion: Through compliance with applicable sections of the City Municipal Code, project impacts from light and glare would be **less than significant**. Mitigation is not required.

[23] Colton, Roger D. and Sheehan Fisher. *Assessing Rooftop Solar PV Glare in Dense Urban Residential Neighborhoods: Determining Whether and How Much of a Problem*. November 2014. Website: http://www.fsconline.com/downloads/Papers/2014%2011%20Solar_Glare.pdf. (accessed February 26, 2025).

5.2 AGRICULTURE AND FORESTRY RESOURCES

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

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

5.2.1 Impact Analysis

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?

Residential Development Site: The State's Farmland Mapping and Monitoring Program[24] designates the Residential Development Site as "Other Land," which includes land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and

[24] California Department of Conservation. *California Important Farmland Finder.* https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed November 25, 2024).

nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land, and **no impact** would occur.

Upzone Properties: According to the California Department of Conservation, the Upzone Properties are designated as Grazing Land.[25] As such, there are no important farmlands on-site, and **no impact** would occur.

Significance Conclusion: Neither of the project sites nor adjacent properties are designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, implementation of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. **No impact** to farmland would occur, and no mitigation is required.

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

Residential Development Site: The City does not maintain any agricultural zones. In addition, no Williamson Act contracts are in effect in the City, and **no impact** would occur.[26]

Upzone Properties: No agricultural activities occur on the Upzone Properties, nor are they under a Williamson Act contract, and **no impact** would occur.[27]

Significance Conclusion: There would be **no impact** related to conflicts with existing agricultural zoning designations or Williamson Act contracts, and no mitigation is required.

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

Residential Development Site: As detailed in Table 2.A, neither the Residential Development Site nor adjacent lands are zoned for forest land or Timberland Production, and **no impact** would occur.

Upzone Properties: No forestry or timber resources are located on the Upzone Properties.

Significance Conclusion: There is no potential for the project to conflict with existing zoning for forest land or land zoned for Timberland Production. **No impact** would occur, and no mitigation is required.

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[25] California Department of Conservation, *California Important Farmland Finder*, geologyuhttps://maps.conservation.ca.gov/DLRP/CIFF/. (website accessed March 26, 2025).

[26] California Department of Conservation. *California Williamson Act Enrollment Finder.* https://maps.conservation.ca.gov/dlrp/WilliamsonAct/ (accessed November 25, 2024).

[27] California Department of Conservation. *California Williamson Act Enrollment Finder.* https://maps.conservation.ca.gov/dlrp/WilliamsonAct/ (accessed March 26, 2025).

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

Residential Development Site: Refer to Response 5.2(c). The Residential Development Site and adjacent land are not occupied by forest resources, and **no impact** would occur.

Upzone Properties: No forestry or timber resources are located on the Upzone Properties, and **no impact** would occur.

Significance Conclusion: Implementation of the proposed project would not result in the loss or conversion of forest land to non-forest land. **No impact** would occur, and no mitigation is required.

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?

Residential Development Site: Refer to Response 5.2(c). No farmland or forest land is present on the Residential Development Site or on adjacent land, and neither the Residential Development Site nor the surrounding area is zoned for agricultural use, and **no impact** would occur.

Upzone Properties: No farmland or forest land is present on the Upzone Properties or on adjacent land, and neither the Upzone Properties nor the surrounding area is zoned for agricultural use, and **no impact** would occur.

Significance Conclusion: Implementation of the proposed project would not involve any changes in the existing environment which could result in the conversion of farmland to non-agricultural use, or conversion of forest land to non-forest use. **No impact** would occur, and no mitigation is required.

5.3 AIR QUALITY

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

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

The following analysis is based in part on the *Air Quality & Greenhouse Gas Emissions Assessment,*[28] prepared for the Residential Development Site, which is included as Appendix B to this Initial Study.

The Residential Development Site and Upzone Properties are within the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) is the regional government agency that monitors and regulates air pollution within the Basin. The federal Clean Air Act and the California Clean Air Act mandate the control and reduction of specific air pollutants. Under these acts, the United States Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established ambient air quality standards for specific "criteria" pollutants, designed to protect public health and welfare. Primary criteria pollutants include carbon monoxide (CO), volatile organic compounds (VOC), nitrogen oxides (NOx), particulate matter less than 10 microns in size (PM_{10}), sulfur dioxide (SO_2), and lead (Pb). Secondary criteria pollutants include ozone (O_3), and particulate matter less than 2.5 microns in size ($PM_{2.5}$). The ambient air quality standard for each criteria pollutant represents the level that is considered safe to the public and avoids specific adverse health effects associated with each criteria pollutant.

The Basin is in nonattainment for the State standards for O_3, PM_{10}, and $PM_{2.5}$, and nonattainment for the federal O_3 and $PM_{2.5}$ standard. The Basin is in attainment for the federal PM_{10}, CO, SO_2, Pb, and nitrogen dioxide (NO_2) standards. The SCAQMD has established project-level thresholds for VOC, NO_X, CO, SO_2, PM_{10}, and $PM_{2.5}$ shown in Table 5.3.A. The SCAQMD considers any project in the Basin with construction- or operation-related emissions that exceed any of the emission thresholds detailed in Table 5.3.A to have potentially significant impacts.

[28] ECORP Consulting, Inc. *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California*. October 2024. (Appendix B).

Table 5.3.A: SCAQMD Regional Significance Thresholds

Activity	Air Pollutant (lbs/day)					
	VOCs	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Construction	75	100	550	150	150	55
Operation	55	55	550	150	150	55

Source: ECORP Consulting, Inc. *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California*. Table 2-4. October 2024 (Appendix B).

CO = carbon monoxide
lbs/day = pounds per day
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
SO_2 = sulfur dioxide
VOC = volatile organic compounds

The SCAQMD published its Final Localized Significance Threshold Methodology in June 2003 (updated July 2008), recommending that all air quality analyses include an assessment of air quality impacts to nearby sensitive receptors. LSTs represent the maximum emissions that can be generated at a development site without expecting to cause or substantially contribute to an exceedance of the most stringent national or state ambient air quality standards and are developed based on the size or total area of the emission source, the ambient air quality in the source receptor area, and the distance between the site and the nearest sensitive receptor. The SCAQMD defines structures that house persons (e.g., children, the elderly, persons with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise) or places where they gather as sensitive receptors (i.e., residences, schools, playgrounds, child-care centers, convalescent centers, retirement homes, and athletic fields).

The SCAQMD has designated general forecast areas and air monitoring areas (referred to as Source Receptor Areas [SRA]) throughout the district to inform southern California residents about air quality conditions. The Residential Development Site and Upzone properties are located within the Central San Bernardino Valley (SRA 34). The SRA 34 reports air quality statistics for O_3, CO, NO_2, PM_{10}, and $PM_{2.5}$. The nearest sensitive land use that would be impacted by onsite construction activities consist of residences bordering the Residential Development Site to the east and west and residences bordering the Upzone Properties to the west, all of which are less than 25 meters (82 feet) from the proposed project.

Pursuant to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project if the project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is warranted. Table 5.3.B identifies the localized significance thresholds that would apply to nearby receptors during the construction and operation of the Residential Development Site and Upzone Properties.

Table 5.3.B: Localized Significance Thresholds at 25 Meters

Project Size	Pollutant (lbs/day) Construction/Operation			
	NO_2	CO	PM_{10}	$PM_{2.5}$
One acre	118/118	667/667	4/1	3/1
Two acres	170/170	972/972	7/2	4/1
Five acres	270/270	1,746/1,746	14/4	8/2

Source: ECORP Consulting, Inc. *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California*. Table 2-5. October 2024. (Appendix B).
CO = carbon monoxide
lbs/day = pounds per day
NO_X = nitrogen oxides
PM_{10} = particulate matter less than 10 microns in size
$PM_{2.5}$ = particulate matter less than 2.5 microns in size

5.3.1 Impact Analysis

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

Residential Development Site: An Air Quality Management Plan (AQMP) describes air pollution control strategies to be undertaken by a city or county in a region classified as a nonattainment area to meet the requirements of the federal Clean Air Act. The main purpose of an AQMP is to bring an area into compliance with the requirements of federal and State ambient air quality standards (AAQS). The Basin is in nonattainment for the State standards for O_3 PM_{10}, and $PM_{2.5}$, and nonattainment for the federal O_3 and $PM_{2.5}$ standards. Therefore, the Basin is classified as a nonattainment area and an AQMP is required.

The applicable air quality plan is the SCAQMD's adopted 2022 AQMP.[29] The 2022 AQMP is a regional and multi-agency effort including the SCAQMD, California Air Resources Board (CARB), the Southern California Association of Governments (SCAG), and the United States Environmental Protection Agency (USEPA). The plan's pollutant control strategies are based on the latest scientific and technical information and planning assumptions, including SCAG's latest Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)[30], updated emission inventory methodologies for various source categories, and SCAG's latest growth forecasts.

The 2022 AQMP continues to evaluate current integrated strategies and control measures to meet the California Ambient Air Quality Standards, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels. A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the air quality plans. A consistency determination fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air

[29] South Coast Air Quality Management District. *2022 Air Quality Management Plan*. Adopted December 2, 2022. (website: https://www.aqmd.gov/home/air-quality/air-quality-management-plans/air-quality-mgt-plan).

[30] *2024-2050 Regional Transportation Plan/ Sustainable Communities Strategy* (2024 RTP/SCS), Southern California Association of Governments, April 2024. (website: https://scag.ca.gov/connect-socal).

quality concerns are addressed. Only new or amended General Plan elements, Specific Plans, and significantly unique projects need to undergo a consistency review given that the air quality plan strategy is based on projections from local General Plans.

According to the SCAQMD, in order to determine consistency with the 2022 AQMP, two main criteria must be addressed:

Criterion 1:

With respect to the first criterion, SCAQMD methodologies require that an air quality impact analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment.

- *Would the project result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new air quality violations, or delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?*

As detailed in Tables 5.3.C, 5.3.D, and 5.3.E below, development of the Residential Development Site would not exceed established SCAQMD significance thresholds during either the construction or operation of the proposed uses. Although future development of the Upzone Properties would accommodate a higher density of residential development, no site-specific development actions or associated construction activities are currently proposed as part of the proposed upzone action. **Mitigation Measure AIR-1** detailed in Section 5.3.b, below, is prescribed for the proposed upzone action to ensure that criteria pollutant emissions from future construction and operation of the Upzone Properties are appropriately identified and (as necessary) mitigated to levels below SCAQMD thresholds in effect at the time development occurs. Therefore, the proposed project would not result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

Criterion 2:

Air quality planning within the Basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based, in part, on assumptions regarding population, housing, and growth trends; therefore, the second criterion for determining project consistency focuses on whether or not the proposed project exceeds the assumptions utilized in preparing the forecasts presented its air quality planning documents.

- *Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the 2022 AQMP, implement feasible air quality mitigation measures, and be consistent with the land use planning strategies set forth in regional air quality planning efforts?*

The City's 6th Cycle Housing Element Update (General Plan Housing Element)[31] has been utilized by SCAG to forecast future growth, which in turn has been referenced by the SCAQMD in the development of the 2022 AQMP. The Residential Development Site includes a Zone Change to rezone the site from R-4 (24.1 – 39.0 du/ac) to R-3 (12.1 – 24.0 du/ac), which reduces the number of residential units that could be developed on-site.[32] The Residential Development Site and proposed Upzone Properties are identified in the General Plan Housing Element as candidate sites designated for residential development to meet the City's RHNA allocation.[33] Specifically, the Residential Development Site was originally identified as a candidate for upzone in the General Plan Housing Element from Single Family Residential (R-1; 2.1-5 du/ac) to the existing Multi Family Medium/High Density Residential (R-4; 24.1-39 du/ac) in order to ensure RHNA allocation would be achieved.[34] Thus, the General Plan Housing Element assumed development of the Residential Development Site would contribute an additional 855 residential dwelling units to the City's housing stock and RHNA allocation.[35] However, as the proposed project includes downzoning the Residential Development Site from R-4 to R-3 and developing the site with 393 units, the number of residential dwelling units anticipated in the General Plan Housing Element would not be achieved without the proposed rezone of the Upzone Properties.

Overall, the proposed zone changes on the Residential Development Site and Upzone Properties would result in a net increase of approximately 936 dwelling units compared to existing zoning.[36] This increase would offset the loss of residential development potential assumed in the General Plan Housing Element for the Residential Development Site and ensure the retention of City-wide residential unit count consistent with the forecasts identified in the City's General Plan, General Plan Housing Element, and RHNA for the city. Furthermore, as detailed in Section 5.14, Fontana's share of the SCAG regional growth allocation is 17,519 new housing units to meet its RHNA allocation through 2029,[37] and the overall increase in city-wide residential development potential by 936 units would contribute to SCAG's regional growth allocation for the City's RHNA.

As the proposed residential development does not result in the emission of pollutants in excess of established SCAQMD thresholds, mitigation is not required. Standard SCAQMD emission reduction measures prohibit the fugitive dust, architectural coatings, and other emission sources which could cause injury, detriment, nuisance, annoyance to persons or would otherwise endanger the comfort,

31 Kimley-Horn and Associates, Inc. *City of Fontana 6th Cycle Housing Element Update 2021-2029, Addendum to Fontana Forward General Plan Update 2015-2035.* January 2022.

32 The R-MFMH designation permits the development of between 24.1 to 39.0 dwelling units per acre. Using the mid-range density of 31.55 du/ac), 963 units could be developed on the 30.53 (net) acre site. Under the R-MF designation, using the mid-range density of 18.05 du/ac, 551 units could be developed. The proposed project includes the development of 393 units.

33 City of Fontana. *Fontana 6th Cycle Housing Element Update*. Figure B-1 and Figure B-2. Adopted February 8, 2022.

34 *Ibid.* Figure B-3.

35 Average density of R-1 Zone is 3.55 du/ac x 30.53 acres = 108 units. Average density of the R-4 zone is 31.55 du/ac x 30.53 acres = 963 units. 963 – 108 = 855 units.

36 1,506 unit increase on the Upzone Properties, minus 570 unit decrease on the Residential Development Site, equals 936 unit increase overall.

37 City of Fontana. *Fontana 6th Cycle Housing Element Update*. Table 3-44. Adopted February 8, 2022.

health, or safety of persons or property.[38] Adherence to SCAQMD standard measures is a requirement of all development within the Basin; therefore, development of the Residential Development Site would occur pursuant to the requirement to implement feasible measures to reduce the emission of air pollutants, and impacts would be **less than significant**.

Upzone Properties: Although future development of the Upzone Properties would accommodate a higher density of residential development, no site-specific development actions or associated construction activities are currently proposed as part of the proposed upzone action. **Mitigation Measure AIR-1** detailed in Section 5.3.b, below, is prescribed for the proposed upzone action to ensure that criteria pollutant emissions from future construction and operation of the Upzone Properties are appropriately identified and (as necessary) mitigated to levels below SCAQMD thresholds in effect at the time development occurs.

As stated above, the Residential Development Site and proposed Upzone Properties are identified in the General Plan Housing Element as candidate sites designated for residential development to meet the City's RHNA allocation.[39] The General Plan Housing Element assumed development of the Residential Development Site would contribute an additional 855 residential dwelling units to the City's housing stock and RHNA allocation.[40] However, as the proposed project includes downzoning the Residential Development Site from R-4 to R-3 and developing the site with 393 units, the number of residential dwelling units anticipated in the General Plan Housing Element would not be achieved without the proposed rezone of the Upzone Properties.

Overall, the proposed zone changes on the Residential Development Site and Upzone Properties would result in a net increase of approximately 936 dwelling units compared to existing zoning.[41] This increase would offset the loss of residential development potential assumed in the General Plan Housing Element for the Residential Development Site and ensure the retention of City-wide residential unit count consistent with the forecasts identified in the City's General Plan, General Plan Housing Element, and RHNA for the City. Furthermore, as detailed in Section 5.14, Fontana's share of the SCAG regional growth allocation is 17,519 new housing units to meet its RHNA allocation through 2029,[42] and the overall increase in city-wide residential development potential by 936 units would contribute to SCAG's regional growth allocation for the City's RHNA.

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38 SCAQMD Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Rule 403 requires fugitive dust sources to implement Best Available Control Measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. SCAQMD Rule 403 is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. Rule 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce ROG emissions from the use of these coatings, primarily by placing limits on the ROG content of various coating categories.

39 City of Fontana. *Fontana 6th Cycle Housing Element Update*. Figure B-1 and Figure B-2. Adopted February 8, 2022.

40 Average density of R-1 Zone is 3.55 du/ac x 30.53 acres = 108 units. Average density of the R-4 zone is 31.55 du/ac x 30.53 acres = 963 units. 963 – 108 = 855 units.

41 1,506 unit increase on the Upzone Properties, minus 570 unit decrease on the Residential Development Site, equals 936 unit increase overall.

42 City of Fontana. *Fontana 6th Cycle Housing Element Update*. Table 3-44. Adopted February 8, 2022.

As detailed in Section 5.14, Population and Housing, the upzone action at the Upzone Properties could result in up to 6,549 additional residents at the Upzone Property. The population in Fontana based on the 2010 census was 196,069 and was 208,393 based on the 2020 census.[43] This represents a 6.3 percent population increase in a 10-year period. If the population in Fontana continues to grow at this rate, the population in 2040 would be approximately 237,700. While the density upzone of the Upzone Properties could be considered growth inducing, the population in Fontana, according to the General Plan, is projected to increase to 280,000 by 2040.[44] Therefore, the General Plan population projection is thus far outpacing existing and forecasted population growth in the City. The proposed upzone action would help the City's supply of housing keep pace with projected population growth as analyzed in the General Plan.

With implementation of **Mitigation Measure AIR-1**, impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: With implementation of **Mitigation Measure AIR-1** for the proposed upzone action, the proposed project would neither result in the emission of pollutants in exceedance of established SCAQMD significance thresholds, nor result in population growth that exceeds that forecast in the City's General Plan and the 2022 AQMP; therefore, the proposed project is consistent with the 2022 AQMP, and impacts would be **less than significant with mitigation incorporated.**

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?

Residential Development Site. The Basin is in nonattainment for the State standards for O_3 PM_{10}, and $PM_{2.5}$, and nonattainment for the federal O_3 and $PM_{2.5}$ standards. Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in non-attainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, the SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified SCAQMD significance thresholds identified above in Table 5.3.A, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Therefore, additional analysis to assess cumulative impacts is not necessary. The following analysis assesses the potential project-level air quality impacts associated with construction and operation of the Residential Development Site.

Construction Emissions. Construction-generated emissions are short-term but have the potential to represent a significant air quality impact. The basic sources of short-term emissions generated

[43] United States Census Bureau. *Data, Fontana City, California*. Website: https://data.census.gov/all?q=fontana (accessed August 14, 2025).

[44] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099*. Page 5.11-1. June 8, 2018.

during construction would be from ground-disturbing activities and from the operation of the construction vehicles (i.e., trenchers, dump trucks). Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed soils would generate exhaust emissions and fugitive particulate matter (PM) emissions that affect local air quality at various times during construction. PM emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions, soil moisture, silt content of soil, and wind speed. Larger dust particles would settle near the source, whereas fine particles would be dispersed over greater distances from the construction site. SCAQMD has established Rule 403: Fugitive Dust, requiring the implementation of measures that reduce the amount of particulate matter generated during the construction period. As previously stated, Rule 403 is required for all development within the Basin.

Construction emissions were estimated for the Residential Development Site using the California Emissions Estimator Model version 2022.1 (CalEEMod). Construction of the Residential Development Site would begin during 2025 and be completed in 2027 (see Table 2.E). The air quality modeling anticipates the Residential Development Site would comply with SCAQMD Rule 403 (fugitive dust) measures and mix of a variety of construction equipment.[45] CalEEMod calculates maximum daily emissions for summer and winter periods. Detailed construction assumptions and CalEEMod outputs are presented in the project-specific air quality report (Appendix B). Construction emissions are summarized in Table 5.3.C below. Emissions resulting from the construction operations would not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant.

Table 5.3.C: Residential Development Site Construction Related Emissions

Construction Year	Pollutants (pounds per day)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Year One	11.90	31.70	52.60	0.06	6.71	3.94
Year Two	11.60	20.80	50.30	0.05	5.74	1.87
Year Three	11.50	20.00	48.50	0.67	5.67	1.81
SCAQMD Regional Threshold	75.0	100.0	550.0	150.0	150.0	55.0
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: ECORP Consulting, Inc. *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California*. Table 2-6. October 2024. (Appendix B).
Notes: Construction emissions were taken from the season, summer or winter, with the highest outputs. Emission reduction/credits for construction emissions are applied based on the required implementation of SCAQMD Rule 403. The specific Rule 403 measures applied in CalEEMod include the following: sweeping/cleaning adjacent roadway access areas daily; water exposed surfaces three times daily; and limit speeds on unpaved roads. Building construction, paving and painting are assumed to occur simultaneously.
CO = carbon monoxide
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
SCAQMD = South Coast Air Quality Management District
SO_X = sulfur oxides
ROG = reactive organic gases

Since construction emissions associated with the Residential Development Site would not exceed the SCAQMD's thresholds for ROG, NO_X, CO, SO_2, $PM_{2.5}$, and PM_{10}, construction of the Residential

[45] ECORP Consulting, Inc. *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California*. Table 2-7. October 2024. (Appendix B).

Development Site would not result in a cumulatively considerable increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard.

Operational Emissions. The Residential Development Site would generate emissions from daily operations and vehicle trips associated with project operations. Long-term air pollutant emissions associated with operation of the Residential Development Site include emissions from area, energy, and mobile sources, and are discussed below. The quantity of emissions is the product of usage intensity (i.e., the amount of fuel used) and the emission factor of the fuel source.

Area source emissions consist of direct sources of air emissions located at the Residential Development Site, including architectural coatings, emissions from the use of landscape maintenance equipment, and use of consumer products. Area source emissions were calculated based on project conditions and CalEEMod defaults[46]. Mobile source emissions are generated by the vehicle trips associated with project operations. Trip generation rates used in CalEEMod for the Residential Development Site were based on the City-approved Scoping Agreement for Traffic Impact Study (see Appendix I-1), which determined the Residential Development Site would generate 3,251 average daily trips.[47] PM_{10} emissions result from running exhaust, tire and brake wear, and the entrainment[48] of dust into the atmosphere from vehicles traveling on paved roadways.

Due to the nonattainment status of the Basin, the primary air pollutants of concern would be nitrogen oxides (NOx) and reactive organic gases (ROGs), which are ozone precursors, and PM_{10} and $PM_{2.5}$. Long-term operational emissions associated with the Residential Development Site were calculated using CalEEMod and are summarized in Table 5.3.D.

Table 5.3.D: Residential Development Site Operational Related Emissions

Emission Source	Pollutant (pounds/day)					
	ROGs	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Summer Emissions						
Mobile Sources	11.6	5.00	91.10	0.20	19.5	5.00
Area Sources	16.4	0.2	22.3	0.00	0.01	0.01
Energy Sources	0.11	1.87	0.80	0.01	0.15	0.15
Total	**28.11**	**7.08**	**114.20**	**0.21**	**19.66**	**5.16**
SCAQMD Regional Significance Threshold	**55.0**	**55.0**	**550.0**	**150.0**	**150.0**	**55.0**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

46 Electricity and natural gas are used by almost every project. Criteria pollutant emissions are emitted through the generation of electricity and consumption of natural gas. However, because electrical generating facilities for the project area are located either outside the region (state) or offset through the use of pollution credits (RECLAIM) for generation within the Basin, criteria pollutant emissions from offsite generation of electricity are generally excluded from the evaluation of significance, and only natural gas use is considered. CalEEMod default parameters were used to determine emissions related to the use of natural gas.

47 Translutions, Inc. *Walnut Street and Highland Avenue Residential Traffic Impact Analysis, Administrative Draft*. Section 3.1. October 6, 2025. (Appendix I-1).

48 Entrainment of PM_{10} occurs when vehicle tires pulverize small rocks and pavement, and the vehicle wakes generate airborne dust. The contribution of tire and brake wear is small compared to the other PM emission processes.

Winter Emissions						
Mobile Sources	10.80	4.38	76.10	0.17	19.00	4.86
Area Sources	14.40	0.00	0.00	0.00	0.00	0.00
Energy Sources	0.11	1.87	0.80	0.01	0.15	0.15
Total	**25.31**	**6.25**	**76.90**	**0.18**	**19.15**	**5.01**
SCAQMD Regional Significance Threshold	**55.0**	**55.0**	**550.0**	**150.0**	**150.0**	**55.0**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: ECORP Consulting Inc. *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California.* Table 2-9. October 2024. (Appendix B).
Notes: Emission projections predominately based on CalEEMod model defaults for San Bernardino County and units identified in the Residential Development Site and information from the number of daily trips. Operational area source emissions account for emissions associated with pesticides used for maintenance of lawn areas, parking degreasers, parking lot paint, and landscaping equipment emissions. Energy source emissions account for emissions associated with onsite natural gas combustion at the Residential Development Site.
CO = carbon monoxide
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
SCAQMD = South Coast Air Quality Management District
SO_X = sulfur oxides
ROGs = reactive organic compounds

As detailed in Table 5.3.D, development of the Residential Development Site would not exceed the significance criteria for daily ROGs, NO_X, CO, SO_X, PM_{10}, or $PM_{2.5}$ emissions. Therefore, operation of the Residential Development Site would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard, and impacts would be **less than significant**.

Upzone Properties: Although future development of the Upzone Properties would accommodate a higher density of residential development, no site-specific development actions or associated construction activities are currently proposed as part of the proposed upzone action. However, development of the Upzone Properties would be subject to applicable provisions of the California Energy Code and CALGreen Code (California Code of Regulations, Title 24, Parts 6 and 11, respectively) in effect at the time project-specific development is proposed. The California Energy Code and CALGreen Code continue to establish increasingly stringent performance standards for residential development to reduce emissions and encourage sustainable construction practices. The CALGreen Code addresses energy efficiency, water conservation, materials conservation, planning and design, and overall environmental quality by requiring on-site renewable energy generation and storage and electrification of residential development, as codified in **Mitigation Measure GHG-1** in Section 5.8, below.

The City has adopted the CBC and the CALGreen Code.[49,50] The project must meet all standards required by Title 24, California Energy Code, and CALGreen Code regarding the installation of solar

[49] City of Fontana. *Codes & Local Amendments.* Website: https://www.fontanaca.gov/145/Codes-Local-Amendments. (accessed January 9, 2025).

[50] See Fontana Municipal Code, Sections 5-61 through 5-62 (California Building Code); and 5-186 through 5-186 (CALGreen Code).

panels[51] and other applicable federal and local requirements related to building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, electrification, and lighting, which would reduce construction and operational emissions through buildout of the Upzone Properties. In addition, future development would be constructed using energy efficient modern building materials and construction practices, and new modern appliances and equipment in accordance with the Appliance Efficiency Regulations (Title 20, CCR Sections 1601 through 1608), as amended.

Accordingly, **Mitigation Measure AIR-1** is prescribed for future development projects proposed on the Upzone Properties.

Mitigation Measure. The following mitigation measure is required to reduce potentially significant impacts to air quality from future development of the Upzone Properties to less than significant levels.

Mitigation Measure AIR-1: Prior to issuance of demolition, grading, and/or building permits for any development on the Upzone Properties, the applicant of said development shall provide evidence to the City of Fontana (City) that project-specific Air Quality Impact Analyses have been completed for said developments. Project applicants shall further demonstrate, subject to review and approval of the City, the emissions reduction measures (if any) identified in the Air Quality Impact Analysis have been fully incorporated into the design of structures proposed on the Upzone Properties to the extent criteria pollutant emissions are reduced to at or below South Coast Air Quality Management District (SCAQMD) standards in effect at the time each project-specific development is proposed.

Emissions reduction measures during construction shall include use of construction equipment rated by the United States Environmental Protection Agency as having Tier 4 (model year 2008 or newer) Final or stricter emission limits for all off-road construction equipment. If Tier 4 Final equipment is not available, project applicants shall provide documentation (e.g., rental inventory requests), to the City's satisfaction, or otherwise demonstrate its unavailability to the City of Fontana prior to the issuance of any construction permits.

During construction, construction contractors shall maintain a list of all operating equipment in use on the construction site for verification by the City of Fontana. The construction equipment list

[51] As permitted, the design of the required solar system may be installed on rooftops and/or covered parking areas. The location, configuration, and capacity of any required solar energy systems will be determined in accordance with applicable provisions of the California Energy Code (2022 Building Energy Efficiency Standards) and in consultation with the City.

shall state the makes, models, Equipment Identification Numbers, Engine Family Numbers, and number of construction equipment on-site.

Construction contractors shall use paints with a volatile organic compound (VOC) content that meets the South Coast Air Quality Management District Super Compliant architectural coatings standard of 10 grams per liter (g/L) or less for coating architectural surfaces.

All landscaping equipment (e.g., leaf blower) used for property management shall be electric powered only. The property manager/facility owner shall provide documentation (e.g., purchase, rental, and/or services agreement) to the City of Fontana Planning Department to verify to the City's satisfaction that all landscaping equipment utilized will be electric powered.

These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to and verified by the City.

Implementation of **Mitigation Measure AIR-1** would ensure that criteria pollutant emissions from future construction and operation of the Upzone Properties are appropriately identified and (as necessary) mitigated to levels below SCAQMD thresholds in effect at the time development occurs. Additionally, **Mitigation Measure GHG-1**, detailed in Section 5.8 below, is prescribed for the proposed upzone action to maximize building energy efficiency and electric vehicle charging potential for all future development of the Upzone Properties, and impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: As detailed in Tables 5.3.C and 5.3.D, construction and operation of the Residential Development Site would not exceed the SCAQMD's thresholds for any criterial pollutant. Furthermore, with implementation of **Mitigation Measure AIR-1** and **Mitigation Measure GHG-1**, future development on the Upzone Properties would be required to be designed so that future construction and operation at or below SCAQMD thresholds. Accordingly, the proposed project would not result in a cumulatively considerable increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard. Impacts would be **less than significant with mitigation incorporated.**

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

Sensitive receptors are people who have an increased sensitivity to air pollution or environmental contaminants. The SCAQMD defines structures that house persons (e.g., children, the elderly, persons with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise) or places where they gather (i.e., residences, schools, playgrounds, child-care centers, convalescent centers, retirement homes, and athletic fields) as sensitive receptors.

Residential Development Site:

A discussion of impacts related to pollutants from the residential development site is provided below.

***Localized Impact Analysis*.** As previously discussed, LSTs are based on the ambient concentrations of that pollutant within the project SRA and the distance to the nearest sensitive receptor. The nearest sensitive land use in proximity to the Residential Development Site consists of residences bordering the Residential Development Site to the east and west, less than 25 meters (82 feet) from the site.[52] The results of the LST analysis for both construction and operation of the Residential Development Site are summarized in Table 5.3.E. As identified, construction and operation of the Residential Development Site would not result in an exceedance of a SCAQMD LST during project construction.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project if the project includes stationary sources or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The operation of the Residential Development Site does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is warranted.

Table 5.3.E: Residential Development Site Maximum Construction Related Emissions (Localized Significance Analysis)

Activity	On-site Polluant (pounds per day)			
	NO_2	CO	PM_{10}	$PM_{2.5}$
Site Preparation	31.6	30.20	6.48	3.89
SCAQMD LST (2 acres of disturbance at 25 meters)	170	972	7	4
Grading	29.70	28.30	3.62	2.09
SCAQMD LST (5 acre of disturbance at 25 meters)	270	1,746	14	8
Building Construction, Paving, and Coatings	18.73	24.12	0.81	0.75
SCAQMD LST (1 acre of disturbance at 25 meters)	118	667	4	3
Exceed SCAQMD Localized Threshold?	**NO**	**NO**	**NO**	**NO**

Source: ECORP Consulting, Inc. *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California.* Table 2-8. October 2024 (Appendix B).
Note 1: PM_{10} and $PM_{2.5}$ concentrations are expressed in µg/m3. All others are expressed in ppm.
Note 2: Emissions taken from the year and season, summer or winter, with the highest outputs. Emission reduction/credits for construction emissions are applied based on the required implementation of SCAQMD Rule 403. The specific Rule 403 measures applied in CalEEMod include the following: sweeping/cleaning adjacent roadway access areas daily; washing equipment tires before leaving the construction site; water exposed surfaces three times daily; and limit speeds on unpaved roads to 25 miles per hour.
CO = carbon monoxide
NO_2 = nitrogen dioxide
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size

[52] Although single-family residences are located directly adjacent to the project boundary, the SCAQMD Methodology explicitly states: "It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters." Therefore, the analysis used LSTs for receptors located at 25 meters (82 feet).

Long Term Microscale (CO Hot Spot) Analysis. Although the Basin is designated as in attainment/ maintenance for CO, localized CO concentrations are evaluated to determine whether project-related CO impacts would exceed State or national AAQS.

Localized CO concentrations (CO hotspots) are caused by vehicular emissions, primarily when idling at congested intersections; however, CO transport is extremely limited, and CO disperses rapidly with distance from the source under normal meteorological conditions. Vehicle emissions standards have become increasingly more stringent in the last 20 years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies.

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

An assessment of project-related impacts on localized ambient air quality requires that future ambient air quality levels be projected. The State CO standard is 20 parts per million (ppm), or the eight-hour standard of 9 ppm. The SCAQMD conducted a CO hot spot analysis as part of the 1992 CO Federal Attainment Plan at four busy intersections in Los Angeles County during the peak morning and afternoon time periods. The intersections evaluated included Long Beach Boulevard and Imperial Highway (Lynwood), Wilshire Boulevard and Veteran Avenue (Westwood), Sunset Boulevard and Highland Avenue (Hollywood), and La Cienega Boulevard and Century Boulevard (Inglewood). The busiest intersection evaluated was at Wilshire Boulevard and Veteran Avenue, which has a traffic volume of approximately 100,000 vehicles per day. The highest one-hour CO concentrations at heavily congested intersections Wilshire Boulevard and Veteran Avnie peaked at 4.6 ppm. The highest eight-hour CO concentrations peaked at 8.4 ppm at Long Beach Boulevard and Imperial Highway. Despite the heavy daily traffic, no violations of CO standards were registered at the referenced locations. Other evaluations have concluded that traffic volumes would have to increase from between 24,000 to 44,000 per hour to generate a significant CO

impact.[53,54] The ambient one-hour and eight-hour CO concentration within the Residential Development Site study area is estimated to be 1.6 ppm and 1.0 ppm,[55] respectively, based on data from San Bernardino Valley station for 2022.

As discussed in the Traffic Impact Analysis for the Residential Development Site (Appendix I-1), the Residential Development Site would generate 225 new a.m. peak hour trips, 297 new p.m. peak-hour trips, and 3,251 new daily trips. Due to the comparatively low volume of a.m. and p.m. peak hour traffic generated by the Residential Development Site, and the existing one- and eight-hour CO levels recorded at the Central San Bernardino Valley station, project traffic would not significantly to CO concentrations or contribute to the CO concentrations exceeding the State or federal CO standards.

Construction Related Air Contaminants. Project-generated emissions of diesel particulate matter (DPM), PM, ROG, NO_x, CO, and PM_{10} would occur from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., clearing, grading); soil hauling truck traffic; paving; and other miscellaneous activities. The Basin is designated as a nonattainment area for federal ozone (O_3) and $PM_{2.5}$ standards and a nonattainment area for the state standards for O_3, $PM_{2.5}$ and PM_{10}. While levels of these pollutants are at unhealthy levels in the Basin during certain periods; as previously detailed in Tables 5.3.C and 5.3.E, construction of the Residential Development Site would not exceed the SCAQMD regional or localized significance thresholds.

PM_{10} exhaust is considered a surrogate for DPM as all diesel exhaust is considered to be DPM and it contains $PM_{2.5}$ exhaust. Because the Residential Development Site would not result in O_3 precursor (ROG and NO_x) and particulate emissions (PM_{10} and $PM_{2.5}$) in excess of the SCAQMD thresholds, which are set to be protective of human health and account for cumulative emissions in the Basin, construction of the Residential Development Site would not substantially contribute to regional health impacts.

Operational Air Contaminants. The health risk public-notification thresholds adopted by the SCAQMD is 10 excess cancer cases in a million for cancer risk and a hazard index of more than one (1.0) for non-cancer risk. Examples of projects that emit toxic pollutants over long-term operations include oil and gas processing, gasoline dispensing, dry cleaning, electronic and parts manufacturing, medical equipment sterilization, freeways, and rail yards. The Residential Development Site does not include these uses or any other substantial sources of air toxics. The Residential Development Site does not include stationary emissions sources, nor would it attract mobile sources that would spend long periods queuing and idling at the site. Operational

53 The Bay Area Air Quality Management District, the air pollution control officer for the San Francisco Bay Area, concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour or 24,000 vehicles per hour where vertical and/or horizontal air does not mix.

54 ECORP Consulting, Inc. *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California*. Pages 28-29. October 2024. (Appendix B).

55 California Air Resources Board. *31 Day Summary for Hourly Carbon Monoxide for Fontana-Arrow Highway, Display Ends 11/26/2024.* https://www.arb.ca.gov/aqmis2/display.php?report=SITE31D&site=2266&year=2024&mon=11&day=26&hours=all&statistic=HVAL&ptype=aqd&param=CO. (accessed April 22, 2025).

emissions are expected to come from vehicle emissions from residents and visitors to the community are detailed in Table 5.3.D and would not exceed established SCAQMD significance thresholds. These levels of these thresholds have been established to be protective of human health and account for cumulative emissions in the Basin; therefore, there would not be significant concentrations of TAC that would generate or contribute to a high carcinogenic or noncarcinogenic risk during operation.

Through compliance with the SCAQMD regulations identified above, impacts would be **less than significant**.

Upzone Properties: The Upzone Properties are located in proximity to existing residential and school uses. The nearest sensitive receptors are the single-family residential uses located adjacent to the west of the Upzone Properties. The proposed upzone action does not include any development on the Upzone Properties. Rather, as influenced by economic conditions and market demand, the proposed land use actions would allow the development of additional residential uses at some future point in time. Any new development occurring on the Upzone Properties would be required to conform to applicable SCAQMD rules, including Rule 401 (Visible Emissions), Rule 402 (Nuisance), Rule 403 (Fugitive Dust), and Rule 1113 (Architectural Coatings) to reduce emissions, dust, and VOCs during project construction. Existing adjacent residential uses would be exposed to odors and emissions resulting from the development of the Upzone Properties (e.g., paint, construction emissions, asphalt). The nature of such odors or emissions from any residential use developed on the Upzone Properties would be similar to construction activities that may occur in adjacent and nearby residential communities. Compliance with standard SCAQMD Rule 403 and applicable City regulations would apply to any development occurring on the Upzone Properties, thereby reducing the significance of such impacts. As required in subsequent project-specific analysis, mitigation would be identified to reduce the significance of any air pollutant that exceeds the construction and/or operational significance thresholds established by the SCAQMD. Accordingly, future developments that may occur on the Upzone Properties must undergo project-specific environmental review under CEQA to evaluate project-level impacts related to air quality and incorporate, as necessary, emissions reduction measures in accordance with **Mitigation Measure AIR-1** to reduce air pollutant emissions associated with future development on the Upzone Properties to below construction and/or operational significance thresholds established by the SCAQMD, and impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: As identified in Table 5.3.E, construction and operation of the Residential Development Site would not result in an exceedance of a SCAQMD LST during project construction, and operation of the Residential Development Site does not include significant stationary source emissions, so no long-term localized significance threshold analysis is warranted. With implementation of **Mitigation Measure AIR-1**, future developments that may occur on the Upzone Properties must undergo project-specific environmental review under CEQA to evaluate project-level impacts related to air quality and incorporate, as necessary, emissions reduction measures to reduce air pollutant emissions to below construction and/or operational significance thresholds established by the SCAQMD. Project impacts related to exposure of sensitive receptors to substantial pollutant concentrations would be reduced to **less than significant with mitigation incorporated**.

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

Typically, odors are regarded as an annoyance rather than a health hazard. The ability to detect odors varies considerably among the population and overall is quite subjective. Additionally, the reaction to the same odor may vary amongst persons. Generally, an unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one (odor fatigue), as a person may become desensitized to almost any odor and recognition only occurs with an alteration in odor intensity.

Residential Development Site:

Construction. Potential odor sources associated with the Residential Development Site may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. However, these emissions would rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. It is expected that the odors associated with the project construction would not be concentrated or stagnant near any of the sensitive receptors, specifically the residences bordering the Residential Development Site to the east and west. Odors would be localized and generally confined to the construction area; therefore, construction odors would not expose a substantial number of people to odor emissions.

It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the solid waste regulations. The Residential Development Site construction contractor would be required to implement standard control measures to limit construction equipment emissions, which would reduce odor impacts, in accordance with the following regulation:

SCAQMD Rule 402 states a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

The Project Applicant would also be required to comply with SCAQMD Rule 1113, which limits the volatile organic compound (VOC) content of architectural coatings (e.g. paint), and SCAQMD Rule 1108, which identifies standards regarding the application of asphalt. Adherence to the standards identified in SCAQMD Rules 1113 and 1108 is required for all construction projects in the City to reduce emissions and objectionable odors. Compliance with these rules would minimize odors on or near the Residential Development Site during construction.

Odors generated from construction activities would be isolated to the immediate vicinity of the construction site, and these activities would not generate or emit odors that would adversely affect a substantial number of people.

Operation. Land uses commonly considered to be potential sources of obnoxious odorous emissions include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Residential Development Site does not include any such uses. The development of a 393-unit residential project and ancillary features and would not include uses that would generate long-term objectionable odors. Typical solid waste (refuse) associated with the Residential Development Site's long-term operational uses would be stored and removed from the Residential Development Site per City requirements.

Through compliance with the SCAQMD regulations identified above, impacts would be **less than significant**.

Upzone Properties: Similar to development of the Residential Development Site, future development of the Upzone Properties may generate objectionable odors from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. However, these emissions would rapidly dissipate and be diluted by the atmosphere downwind of the emission sources. It is expected that the odors associated with the project construction would not be concentrated or stagnant near any of the sensitive receptors, specifically the residences bordering the Upzone Properties to the west. Odors would be localized and generally confined to the construction area; therefore, construction odors would not expose a substantial number of people to odor emissions.

It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the solid waste regulations. Future construction contractors would be required to implement standard control measures to limit construction equipment emissions, which would reduce odor impacts, in accordance with the following regulation:

SCAQMD Rule 402 states a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Project Applicant(s) would also be required to comply with SCAQMD Rule 1113, which limits the volatile organic compound (VOC) content of architectural coatings (e.g. paint), and SCAQMD Rule 1108, which identifies standards regarding the application of asphalt. Adherence to the standards identified in SCAQMD Rules 1113 and 1108 is required for all construction projects in the City to reduce emissions and objectionable odors. Compliance with these rules would minimize odors on or near the Upzone Properties during construction.

Odors generated from construction activities would be isolated to the immediate vicinity of the construction site(s), and these activities would not generate or emit odors that would adversely affect a substantial number of people.

Land uses commonly considered to be potential sources of obnoxious odorous emissions include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. Future development of the Upzone Properties with residential uses would not include any such uses that would generate long-term objectionable odors. Typical solid waste (refuse) associated with future development of the Upzone Properties with residential uses would be stored and removed from the Upzone Properties per City requirements. Through compliance with the SCAQMD regulations identified above, impacts would be **less than significant**.

Significance Conclusion: Compliance with standard SCAQMD Rules 402, 1113, and 1108 and City regulations related to solid waste management would ensure impacts related to odors remain **less than significant**. Mitigation is not required.

5.4 BIOLOGICAL RESOURCES

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

The information and analysis in this section is based, in part, on the *Biological Technical Report* [56] prepared for the Residential Development Site, which is included as Appendix C to this Initial Study.

Prior to conducting the biological reconnaissance survey for the Residential Development Site, a literature review was conducted using the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB; CDFW) and the California Native Plant Society's (CNPS) Electronic Inventory (CNPSEI) to determine the special-status plant and wildlife species that have been documented in the vicinity of the Residential Development Site. The CNDDB and CNPSEI contain records of reported occurrences of federally and/or state-listed endangered, threatened, proposed endangered or threatened species, California Species of Special Concern (SSC), or other special-status species or habitat that may occur within or near the Residential Development Site.

A biological reconnaissance survey was conducted on October 5, 2023. The survey includes a bat habitat assessment of trees that were accessible on the Residential Development Site. Suitable bat

[56] ECORP Consulting, Inc. *Biological Technical Report, Fontana Walnut Project.* October 2024. (Appendix C).

roosting habitat was identified within and adjacent to the Residential Development Site in the form of tall trees with dense foliage.

5.4.1 Impact Analysis

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 Game or U.S. Fish and Wildlife Service?

Residential Development Site: Vegetation on-site is ruderal and characteristic of that common in disturbed areas and does not consist of native vegetative communities. Dominant plant species observed on-site included turkey-mullein (*Croton setiger*), western ragweed (*Ambrosia psiloitachya*), and Russin thistle (*Salsola tragus*.) Other plant species observed included common sunflower (*Helianthus annuus*), fleabane (*Erigeron* sp.), and slender buckwheat (*Eriogonum gracile*). Nonnative species observed on the site included castor bean (*Ricinus communis*), redstem filaree (*Erodium cicutarium*), puncture vine (*Tribulus terrestris*), and Russian thistle. Numerous mature tree of heaven (*Ailanthus altissima*) trees and one eucalyptus tree (Eucalyptus sp.) were observed on the northeast corner of the Residential Development Site. Due to its disturbed nature, the Residential Development Site provides only low-quality habitat for plant species, even those that are relatively common.[57] The removal of vegetation on the Residential Development Site would not contribute to the overall decline of any of the special-status plant species identified in the literature review and database searches. No significant impacts to special-status plant species would result from the development of the Residential Development Site.

Wildlife species observed and detected within the Residential Development Site are common to urban areas. One reptile, the common side-blotch lizard (*Uta stansburiana*) and three mammal species, including coyote (*Canis latrans*), California ground squirrel (*Otospermophilus beecheyi*) burrows, and Botta's pocket gopher (*Thomomys bottae*) burrows were documented during the field reconnaissance. Nine bird species including, the common raven (*Corvus corax*), American kestrel (*Falco sparverius*), house finch (*Haemorhous mexicanus*), northern mockingbird (*Mimus polyglottas*), California towhee (*Melozone crissalis*), savannah sparrow (*Passerculus sanwichensis*), Say's phoebe (*Sayornis saya*), house finch (*Haemorhous mexicanus*), rock pigeon (*Columbia livia*), and mourning dove (*Zenaida macroura*) were detected within or adjacent to the Residential Development Site. All of these species are common within urban environments. Due to the disturbed nature of the entire Residential Development Site, it represents relatively low-quality habitat for most wildlife species, including common ones.[58]

[57] A full list of plant species observed on and immediately adjacent to the project site is include in Appendix B of the *Biological Technical Report*, which itself is provided as Appendix C to this IS/MND.

[58] A full list of wildlife species observed on and immediately adjacent to the project site is include in Appendix C of the *Biological Technical Report*, which itself is provided as Appendix C to this IS/MND

The Residential Development Site is not located within any United States Fish and Wildlife Service (USFWS) designated critical habitat.[59] The Residential Development Site was evaluated for suitable habitat that could support any of the special-status plant species on the CNDDB and CNPSEI lists, based on the various habitat types occurring within the search area, elevation, and habitat requirements. A review of the literature review and database searches indicated 58 special-status plant species could occur in the nine-quadrangle search area. The 58 special-status plant species identified in the literature review were all presumed absent from the site due to the lack of suitable habitat (e.g., requisite elevation and soils) or because the Residential Development Site is located outside the known range of the species.[60]

The literature search documented 43 special-status wildlife species with the potential to occur on the Residential Development Site, and the project was evaluated for suitable habitat that could support any of the special-status wildlife species. Of the 43 special-status wildlife species identified in the literature review, one species, the burrowing owl (*Athene cunucularia*), was determined to have a *high potential* to occur on-site.[61] One species, the coast horned lizard (*Phrynosoma blainvilli*) has a *moderate potential* to occur on-site.

Due to the absence of habitat, and/or the age or distance of recorded sightings more than five mile distant, six species have a *low potential* to occur on-site, including: Crotch bumble bee *(Bombus crotchii*), southern California legless lizard (*Anniella stebbinsi*), California glossy snake (*Arizona elegans occuidentalis*), western yellow bat (*Lasiurus xanthinus),*[62] southern grasshopper mouse (*Onychomys torridus ramona*), and Los Angeles pocket mouse (*Perognathus lonngimembris brevinasus*). None of these species were observed on-site during the biological field reconnaissance. If present, direct impacts to these species could occur in the form of injury or mortality due to vehicle or equipment strike or entombment inside of burrows that are graded over during construction, and loss of habitat. If present, indirect impacts to these species could occur in the form of increased human activity, noise, dust, nighttime lighting, and ground vibrations. If present, these species are not expected to occur at high densities due to the highly disturbed nature of the site and recent mechanical disturbances to the soil affecting habitat or prey base for these species. The loss of the SSC individuals (except western yellow bat), if present, on the Residential Development Site would not contribute to the decline in regional population. Due to the absence of suitable habitat, the remaining 35 special-status wildlife species are presumed to be absent from the Residential Development Site.[63]

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59 "Critical habitat" refers to areas that contain physical and biological features that are essential to the conservation of a species and which may require special management considerations or protections. The nearest critical habitat, designated for the federally endangered San Bernardino kangaroo rat (*Dipodomys merriami parvus*), to the Residential Development Site is located approximately 0.6 mile to the north of the site.

60 ECORP Consulting, Inc. *Biological Technical Report, Fontana Walnut Project.* Section 4.2.5.2. October 2024. (Appendix C).

61 *Ibid.* Section 4.2.5.4.

62 Three bat species were documented in the literature review; however, only one, western yellow bat, was determined to have a low potential to occur in the project vicinity. Western mastiff bat (*Eumops perotis californicus*) and pocketed freetailed bat (*Nyctinomops femorosaccus*) were presumed absent due to a lack of suitable roosting habitat (i.e., cliffs, rock crevices) in the project vicinity.

63 ECORP Consulting, Inc. *Biological Technical Report, Fontana Walnut Project.* Section 4.2.5.7. October 2024. (Appendix C).

The burrowing owl and crotch bumble bee, both candidates for listing as endangered or threatened, have a high and low potential (respectively) of occurring on site and are discussed in greater detail below:

Burrowing owl. Burrowing owl (*Athene cunicularia*) is a California Department of Fish and Wildlife (CDFW) Species of Special Concern (SSC) and is a candidate for State listing and therefore afforded all the protections as though it were listed under the California Endangered Species Act (CESA) and are also protected by the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. Burrowing owls historically occurred throughout much of California and the western U.S.; however, many former California populations have been extirpated. Burrowing owls typically inhabit open habitats, primarily grasslands and deserts. Burrowing owls require burrows for roosting and nesting cover. Although they often nest in abandoned California ground squirrel (*Otospermophilus beecheyi*) burrows, they would also use other small mammal burrows, pipes, culverts, and nest boxes, particularly where burrows are scarce. The literature review and database search identified numerous recent and historic occurrences within five miles of the Residential Development Site.

During the on-site biological survey, suitable habitat was observed on the Residential Development Site in the form of friable soils and low-growing ruderal vegetation, although no sign (e.g., feathers, burrows, pellets, or whitewash) of current or recent usage was present and no burrowing owls were observed at the time of the survey. However, the species is mobile and due to the presence of suitable habitat, burrowing owl could take up residence on-site prior to the start of project activities (e.g., vegetation clearing, grading, etc.). If burrowing owls were present on the Residential Development Site prior to construction, direct impacts in the form of ground disturbance, vegetation removal, habitat loss, and mortality, and indirect impacts in the form of increased human activity, noise, dust, nighttime lighting, and ground vibrations may occur. **Mitigation Measure BIO-1** has been identified to address potential impacts to the species that may result from development of the Residential Development Site. Implementation of this measure would reduce potential impacts to the burrowing owl to **less than significant with mitigation incorporated**.

Crotch bumble bee. This species is a candidate for State listing and therefore afforded all the protections as though it were listed under the CESA. This species is associated with open grassland and scrub habitats and occurs primarily in California, including the Mediterranean region, Pacific Coast, Western Desert, Great Valley, and adjacent foothills through most of southwestern California. Crotch bumble bees primarily nest underground and may occupy cavities in a variety of substrates, including thatched grasses, abandoned rodent burrows or bird nests, brush piles, rock piles, and fallen logs and have also been found nesting in manmade structures such as walls, rubble or abandoned furniture. Bumble bee nests are annual and conclude with deaths of the queen, workers, and drones at the end of the season with only the mated gyne (future queen) surviving the winter (overwintering) to emerge the following spring to start the next year's colony. Similar to other bumble bee species, Crotch bumble bee is a generalist forager and reportedly visits a variety of flowering plants.

Due to the presence of suitable friable soils, suitable burrow habitat, suitable burrows, and nectar sources within and adjacent to the Residential Development Site, this species has a low potential to occur on the Residential Development Site. If Crotch bumble bee is found to be using or nesting on the Residential Development Site prior to the start of construction, impacts to Crotch bumble bee

may occur in the form of direct mortality of individuals, direct mortality to an active nesting colony, direct mortality to an overwintering individual, conversion of foraging habitat, or permanent loss of foraging resources. Because this species is a generalist forager that chooses nest and overwintering locations on an annual basis, temporary and permanent loss of habitat would not be expected to contribute substantially to the overall decline of this species unless an active nest or overwintering gyne (future queen) were to be impacted. **Mitigation Measure BIO-2** has been identified to address potential impacts to the species that may result from development of the Residential Development Site. Implementation of this measure would reduce potential impacts to Crotch bumble bee to **less than significant with mitigation incorporated**.

Bats. The western yellow bat (*Lasiurus xanthinus*) is a CDFW SSC. Suitable roosting habitat is present within and adjacent to the Residential Development Site (e.g., palm and eucalyptus species with dense foliage). If bats are found to be roosting on the Residential Development Site, direct impacts can occur in the form of mortality or roost abandonment. Roost abandonment during the maternity season could result in the mortality of flightless young, which could be considered a violation of California Fish and Game Code Section 4150, which prohibits "take" or possession of all nongame mammals or parts thereof,[64] as well as a significant impact to a native wildlife nursery site under CEQA. Additionally, activities conducted outside of the maternity season that cause bats to leave a roost during daytime hours pose a mortality risk to individual bats. Indirect impacts from project activities may also occur in the form of increased human activity, noise, dust, nighttime lighting, and ground vibrations. **Mitigation Measures BIO-3** and **BIO-4** have been identified to address potential impacts to the species that may result from development of the Residential Development Site. Implementation of these measures would reduce potential impacts to the western yellow bat to **less than significant with mitigation incorporated**.

Mitigation Measures. The following mitigation measures are required to reduce potentially significant impacts to special status species to less than significant levels.

Mitigation Measure BIO-1: Preconstruction surveys for burrowing owl shall be conducted prior to vegetation clearing or grading of the Residential Development Site and Upzone Properties. Two surveys are required and shall follow the methods described in the California Department of Fish and Wildlife (CDFW's) Staff Report on Burrowing Owl Mitigation. The first survey shall be conducted between 30 and 14 days before initial ground disturbance (grading, grubbing, and construction), and the second survey shall be conducted no more than 24 hours prior to initial ground disturbance. If burrowing owls and/or suitable burrowing owl burrows are identified on the Residential Development Site or Upzone Properties during the survey, the project Applicant(s) shall consult with CDFW and follow the methods listed in the CDFW's Staff Report on Burrowing Owl Mitigation for avoidance and/or passive relocation.

64 Take is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

If burrowing owls or suitable burrowing owl burrows with sign (e.g., whitewash, pellets, feathers, prey remains) are identified on the Residential Development Site or Upzone Properties during the survey(s), these features must be completely avoided. If impacts to those features are unavoidable, then the project Applicant(s) must develop a burrowing owl mitigation plan in consultation with CDFW. Mitigation methods may include passive relocation conducted outside of the owl breeding season (between September 1 and February 28). If an active owl burrow is identified, and construction is to proceed, then a qualified biologist (with two or more years of burrowing owl experience) must establish an initial disturbance-limit buffer of 500 feet around the burrow using flagging or staking. The buffer distance may be reduced in coordination with CDFW depending on time of year (i.e., in or out of breeding season), level of construction activity, and observed behavior of the burrowing owls. Construction activities shall not occur within any buffer zones until the burrow is deemed inactive by the qualified biologist. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee.

Mitigation Measure BIO-2: If the Crotch bumble bee is no longer a Candidate or formally Listed species under the California Endangered Species Act (ESA) at the time ground-disturbing activities occur, then no additional protection measures are proposed for the species. Furthermore, if grading and all other initial ground disturbance are restricted to the period of September-January, no survey or other measure for this species is required.

If the Crotch bumble bee is legally protected under the California ESA as a Candidate or Listed species at the time clearing of vegetation or grading are scheduled to begin, and if vegetation clearing or initial grading is to occur during the period of February-March (the queen flight season) or April-August (the colony active period), a preconstruction survey for Crotch bumble bee shall be conducted in accordance with California Department of Fish and Wildlife (CDFW's) Survey Considerations for California ESA Candidate Bumble Bee Species. The survey shall be conducted prior to ground disturbance and within the same queen flight season or colony active period in which the ground disturbance is to occur. The survey shall consist of a minimum of three survey visits, each at least two weeks apart. The survey shall be completed by a biologist who holds a Memorandum of Understanding to capture and handle Crotch bumble bee (if a netting and chilling protocol is to be utilized) or by a CDFW-approved biologist experienced in identifying native bumble bee species (if

surveys are restricted to visual surveys with photo documentation for species verification).

If Crotch bumble bee is detected, the biologist shall conduct a bumble bee nesting survey in accordance with CDFW's Survey Considerations for California ESA Candidate Bumble Bee Species. If an active Crotch bumble bee nest is detected, the biologist shall establish a 50-foot no-disturbance buffer (including foraging resources and flight corridors essential for supporting the colony) around the nest, which may be adjusted at the direction of the approved biologist in coordination with CDFW based on behavior of the bees and their ability to continue foraging, to reduce the risk of disturbance or accidental take. If an active Crotch bumble bee nest is detected, the biologist shall also coordinate with CDFW to determine if an Incidental Take Permit under Section 2081 of the California ESA would be required. The nest avoidance buffer may be removed at the completion of the colony active period or once the biologist deems the nesting colony is no longer active and CDFW has provided concurrence of that determination.

If no nest is found but the species is present, a full-time biological monitor with the qualifications described above or otherwise approved by CDFW shall be present during ground disturbing activities that occur during the queen flight period or colony active period. Because bumble bees move nest sites each year, this measure shall be implemented during each subsequent year of construction, regardless of the previous year's findings, whenever ground disturbing activities are to occur and nesting and foraging habitat are still present. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee.

Mitigation Measure BIO-3: Within 14 days prior to the start of clearing of vegetation, removal of any abandoned portable structure, or grading, a qualified bat biologist shall conduct a bat survey of abandoned portable structures and trees scheduled for removal to determine the presence or absence of bats. If evidence of bat occupation is present, the biologist shall conduct follow-up nighttime emergence surveys to determine the species present and to evaluate the size and significance of the colony. If roosting bats are determined to be present, the qualified bat biologist shall prepare a Bat Management Plan that must outline project-specific protective measures to avoid and minimize impacts to roosting bats during project construction. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee.

Mitigation Measure BIO-4: If trees are scheduled to be removed (e.g., relocating) or modified (i.e., trimming) that were determined to be suitable for bat roosting, these activities shall be scheduled during seasonal periods of bat activity - September 1 to October 15 or when evening temperatures are not below 45 degrees (Fahrenheit) or rainfall in excess of 0.5 inch within 24 hours; or between March 1-April 15 with the same parameters:

1. If tree removal/modification must occur during the maternity season (generally from April 16 to August 31), a qualified bat biologist shall conduct a focused emergence survey(s) of the tree(s) within 48 hours of scheduled work. If a maternity roost is located, whether solitary or colonial, that roost shall remain undisturbed until after the maternity season or until a qualified biological monitor has determined the roost is no longer active.

2. If trees with suitable bat roosting habitat are scheduled for removal or relocation outside of the maternity season, tree removal during the weather parameters described above using the two-step method shall be conducted:

    i. Vegetation and trees within the area that are not suitable for roosting bats shall be removed first to provide a disturbance that might reduce the likelihood of bats using the habitat.

    ii. Two-step tree removal shall occur over two consecutive days under the supervision of a qualified bat biologist. On Day 1, small branches and small limbs containing no cavity, crevice or exfoliating bark habitat on habitat trees (or outer fronds in the case of palm trees), as identified by a qualified bat biologist are removed first, using chainsaws only (i.e., no dozers, backhoes). The following day (Day 2), the remainder of the tree is to be felled/removed. (The intention of this method is to disturb the tree with noise and vibration and branch removal on Day 1. This should cause any potentially present day-roosting bats to abandon the roost tree after they emerge for nighttime foraging. Removing the tree quickly the next consecutive day shall avoid reoccupation of the tree by bats).

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

With implementation of the mitigation measures identified above, impacts would be **less than significant with mitigation incorporated**.

Upzone Properties: The Upzone Properties are generally undeveloped. Unpaved roads and trails, vegetation, and assorted trees are scattered across the properties. Although no construction activities or development projects are currently proposed on the Upzone Properties, future development that may occur on these properties would be required to undergo site-specific environmental reviews under CEQA to evaluate project-level biological resource impacts. Accordingly, future development of the Upzone Properties would be subject to the following mitigation measures.

Mitigation Measures. The following mitigation measures are required to reduce potentially significant impacts to biological resources from future development of the Upzone Properties to less than significant levels.

Mitigation Measure BIO-4: (See above).

Mitigation Measure BIO-5: The City of Fontana Planning Department shall require that all future project applicants proposing to develop any portion of the Upzone Properties prepare a Biological Assessment in conjunction with a project-level analysis. The Biological Assessment shall include a vegetation map of the proposed project area, analysis of the impacts associated with plant and animal species and habitats, and conduct habitat evaluations for rare, threatened, endangered, and otherwise special-status species, which at a minimum, shall include occurrence potential for burrowing owl, Delhi Sands flower-loving fly, San Diego pocket mouse, western mastiff bat, western yellow bat, and San Diego desert woodrat. If any of these or other rare, threatened, endangered, or otherwise special-statusspecies are determined to be present, then coordination with the U.S. Fish and Wildlife Service and/or California Department of Fish and Wildlife shall be concluded to determine what, if any, permits or clearances are required prior to development.

Each project-level Biological Assessment shall include an analysis of potential impacts to rare plants and rare natural communities in accordance with the California Department of Fish and Wildlife's guidance for Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities, as amended. The Biological Assessment shall prescribe actions necessary to mitigate the impacts identified for a particular project. Such actions shall include either avoidance of a sensitive resource, or payment of in-lieu fees that shall be used to purchase off-site replacement habitat. In instances where transplantation/relocation, off-site preservation, or fee payment is selected, habitat mitigation ratios shall be a minimum of 1:1, unless a greater ratio is required by a state or federal wildlife agency. The requirements of the Biological

Assessment shall be a condition of approval of the individual development project.

Mitigation Measure BIO-6: Mitigation shall be provided for removal of any natural habitat, including restoration of degraded habitat of the same type, creation of new or extension of existing habitat of the same type, financial contribution to a habitat conservation fund administered by a Federal, State, or local government agency, or by a non-profit agency conservancy.

Mitigation Measure BIO-7: Evidence of satisfactory compliance shall be provided by project applicant with any required State and/or Federal permits, prior to issuance of grading permits for individual projects.

Mitigation Measure BIO-8: Any development that results in the potential take or substantial loss of occupied habitat for any threatened or endangered species shall conduct formal consultation with the appropriate regulatory agency and shall implement required mitigation pursuant to applicable protocols. Consultation shall be on a project-by-project basis and measures shall be negotiated independently for each development project.

Mitigation Measure BIO-9: For future development proposals that could potentially affect jurisdictional drainages or wetlands (to be determined by the City of Fontana Planning Department), the project applicant shall prepare a jurisdictional delineation to determine the extent of jurisdictional area, if any, as part of the regulatory permitting process.

With implementation of the mitigation measures identified above, impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: The Residential Development Site may contain potential habitat for candidate species (crotch bumble bee and burrowing owl) and species of special concern (western yellow bat). Therefore, development of the Residential Development Site could impact these species if they are present on site. In addition, future development on the Upzone Properties would be subject to site-specific evaluation of biological resources and be required to implement mitigation in accordance with applicable regulatory policies. With implementation of **Mitigation Measures BIO-1** through **BIO-9,** impacts to candidate, sensitive, or special-status species would be reduced to **less than significant with mitigation incorporated.**

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 Game or U.S. Fish and Wildlife Service?

Residential Development Site: The Residential Development Site is surrounded by urban land uses and is generally subject to repeated and ongoing disturbance from human activities. The Residential

Development Site primarily consists of ruderal vegetation, is dominated by non-native species, and patches of development and disturbances were present throughout the Residential Development Site, including concrete foundations of former residential structures, driveways, and piles of concrete and household debris. The vegetation community on the Residential Development Site is "Disturbed," which is generally defined as an area where native vegetation communities have been heavily influenced by human activities, such as discing.

No drainage features, ponded areas, wetlands, or riparian habitat were observed on the Residential Development Site during the field survey. In addition, no natural plant communities were observed on the Residential Development Site. Impacts would be **less than significant**.

Upzone Properties: The Upzone Properties are generally undeveloped. Unpaved roads and trails, vegetation, and assorted trees are scattered across the properties. Although no construction activities or development projects are currently proposed on the Upzone Properties, future development that may occur on these properties would be required to undergo site-specific environmental reviews under CEQA to evaluate project-level biological resource impacts. Accordingly, future development of the Upzone Properties would be subject to **Mitigation Measures BIO-5, BIO-6,** and **BIO-9** to ensure development of the Upzone Properties would not 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 Game or U.S. Fish and Wildlife Service, and impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: The Residential Development Site does not contain any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, and future development of the Upzone Properties would be subject to **Mitigation Measures BIO-5, BIO-6,** and **BIO-9** to ensure development of the Upzone Properties would not 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 Game or U.S. Fish and Wildlife Service. Impacts would be **less than significant with mitigation incorporated**.

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?

Residential Development Site: The Residential Development Site primarily consists of ruderal vegetation and is dominated by non-native species. No state or federally protected wetlands or Waters of the U.S. were identified on the Residential Development Site during the field survey. No drainage features, ponded areas, wetlands, or riparian habitat subject to jurisdiction of the CDFW, U.S. Army Corps of Engineers (USACE), and/or Santa Ana RWQCB were observed on the Residential Development Site during the field survey. Impacts would be **less than significant**.

Upzone Properties: The Upzone Properties are generally undeveloped. Unpaved roads and trails, vegetation, and assorted trees are scattered across the properties. Although no construction activities or development projects are currently proposed on the Upzone Properties, future development that

may occur on these properties would be required to undergo site-specific environmental reviews under CEQA to evaluate project-level biological resource impacts. Accordingly, future development of the Upzone Properties would be subject to **Mitigation Measure BIO-9** to ensure development of the Upzone Properties would not have a substantial adverse effect on state or federally protected wetlands, and impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: The Residential Development Site does not contain any state or federally protected wetlands, and future development of the Upzone Properties would be subject to **Mitigation Measure BIO-9** to ensure development of the Upzone Properties would not have a substantial adverse effect on any state or federally protected wetlands. Impacts would be **less than significant with mitigation incorporated**.

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?

Residential Development Site: Habitat fragmentation occurs when a single, contiguous habitat area is divided into two or more areas, or where an action isolates two or more habitat areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of the habitat to another or from one habitat type to another. Habitat fragmentation may occur when a portion of one or more habitats is converted into another habitat, as when scrub habitats are converted into annual grassland habitat because of frequent burning. Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. Examples of migration corridors may include areas of unobstructed open space for deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds.

Although the Residential Development Site may be used by wildlife common to urban areas, such as coyote (*Canis latrans*), opossum (*Didelphis marsupialis*), and skunk (*Mephitis mephitis*), no migratory wildlife corridors were identified within the Residential Development Site. The Residential Development Site is disturbed and surrounded by paved roads and residential development to the west, south, and east. Undeveloped land adjacent to Interstate 210 (I-210) is located north of the Residential Development Site. While the Residential Development Site is predominantly undeveloped, it is surrounded by development and isolated from large, contiguous blocks of natural habitat. I-210 is present to the north and I-15 to the west, both of which further fragment the habitat and provide a potential barrier to wildlife movement. The Residential Development Site is located within and adjacent to areas containing existing disturbances (e.g., paved roads and residential development), is disturbed, contains insufficient vegetative cover to facilitate wildlife movement, and is isolated from large, contiguous blocks of native habitat; therefore, the Residential Development Site would not function as an area for local or regional wildlife movement.

Nesting Birds. There is potential nesting habitat for migratory birds and raptors protected by the MBTA and California Fish and Game Code occur on and adjacent to the Residential Development Site in the mature and emergent tree-of-heaven, eucalyptus, and ornamental trees. Suitable nesting habitat for ground-nesting bird species, such as mourning doves, is also present on-site.

There is potential for nesting and/or migratory birds to use the Residential Development Site during the nesting bird season (typically February 1 through August 31). Construction activities occurring during the bird breeding season (typically February 1 through August 31) could directly affect birds protected by the MBTA through the removal of nests and habitat, and indirect effects could occur through increased noise, vibrations, and other human activity. Implementation of **Mitigation Measure BIO-10** would ensure nesting birds are managed in accordance with the MBTA and California Fish and Game Code and therefore reduce potential impacts to nesting birds to **less than significant with mitigation incorporated**.

Burrowing Owl. As discussed in Response 5.4(a), burrows of sufficient size for burrowing owls were present on the Residential Development Site. Because of the potential for burrowing owl to inhabit the site, **Mitigation Measure BIO-1** requiring a burrowing owl pre-construction survey (between 30 and 14 days before initial ground disturbance) is prescribed to further reduce impacts on this species. Implementation of this measure would reduce nesting impacts to the burrowing owl to **less than significant with mitigation incorporated**.

Bats. As previously discussed in Response 5.4(a), suitable bat roosting habitat is present within and adjacent to the Residential Development Site (e.g., palm and eucalyptus species with dense foliage). Should bats be found roosting in these features during the bat maternity season (March 1 through August 31), these roosts would be considered native wildlife nursery sites, and impacts would need to be mitigated under CEQA. Impacts to maternity bat roosts would be **less than significant with mitigation incorporated** (see **Mitigation Measures BIO-3** and **BIO-4**).

Mitigation Measure. The following mitigation measure is required to reduce potentially significant impacts to related to nesting birds to a less than significant level.

Mitigation Measure BIO-10: If construction or other project activities are scheduled to occur during the nesting bird season (generally February 1 through August 31), a preconstruction nesting bird survey shall be conducted by a qualified avian biologist to ensure that active bird nests would not be disturbed or destroyed. The survey shall be completed no more than three days prior to initial clearing of vegetation or grading. The nesting bird survey shall include the Residential Development Site and adjacent areas where project activities have the potential to affect active nests, either directly or indirectly, due to construction activity, noise, human activity, or ground disturbance.

If an active nest is identified, a qualified avian biologist shall establish an appropriately sized non-disturbance buffer between 100 and 300 feet (500 feet for raptors) around the nest, depending on bird species, behavior, and level of construction activity, using flagging or staking. Construction activities shall not occur within any non-disturbance buffer zones until the nest is deemed inactive by the qualified avian biologist. If initial ground-disturbing activities are scheduled to occur during the nesting bird season, then a biological

monitor shall be present during all vegetation removal activities to ensure no impacts to nesting birds occur.

With implementation of the mitigation measures identified above, impacts would be **less than significant with mitigation incorporated**.

Upzone Properties: The Upzone Properties are generally undeveloped. Unpaved roads and trails, vegetation, and assorted trees are scattered across the properties. Although no construction activities or development projects are currently proposed on the Upzone Properties, future development that may occur on these properties would be required to undergo site-specific environmental reviews under CEQA to evaluate project-level biological resource impacts. Accordingly, future development of the Upzone Properties would be subject to **Mitigation Measures BIO-1,** and **BIO-4** through **BIO-10** to ensure development of the Upzone Properties would not have a substantial adverse effect on wildlife movement opportunities. Impacts would be reduced to **less than significant with mitigation incorporated**.

Significance Conclusion: The Residential Development Site is not part of and does not serve to function as a migratory wildlife corridor, although migratory bird species, burrowing owls, and bats have some potential to occur on site, and future development that may occur on the Upzone Properties would be required to undergo site-specific environmental reviews under CEQA to evaluate project-level biological resource impacts. With implementation of **Mitigation Measures BIO-1** through **BIO-4** and **BIO-10**, impacts from development of the Residential Development Site to wildlife movement opportunities, including nesting birds, burrowing owls, and roosting bats would be reduced to **less than significant with mitigation incorporated**. Future development that may occur on the Upzone Properties would be required to undergo site-specific environmental reviews under CEQA to evaluate project-level biological resource impacts. Accordingly, future development of the Upzone Properties would be subject to **Mitigation Measures BIO-1** and **BIO-4** through **BIO-10** to ensure development of the Upzone Properties would not have a substantial adverse effect on wildlife movement opportunities. Impacts would be **less than significant with mitigation incorporated**.

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

Residential Development Site: Numerous trees and shrub species, including palm trees and eucalyptus, are present within and/or in the immediate vicinity of the Residential Development Site. The City's tree protection ordinance (Chapter 28, Article III of the City Municipal Code) prohibits the removal of any Heritage, Significant, or Specimen tree unless a permit is obtained. Per Fontana Municipal Code, Section 28-63, the trees present on the Residential Development Site do not meet the City's definitions of Heritage, Significant, or Specimen trees. Therefore, the project would not be required to preserve any of the trees on-site or obtain a permit to remove any of the on-site trees.

Development of the Residential Development Site would remove living trees from the Residential Development Site. Pursuant to Section 28-67(c) of the Fontana Municipal Code, "… all other trees which are not heritage, significant, or specimen tree shall be replaced. The size of the replacement tree(s) shall be based on a scale of ten percent to 100 percent. Staff may require that the ratings be

performed by a certified arborist. The arborist report will be approved by staff." Therefore, the project would be required to replace on-site trees in accordance with the criteria specified in Section 28-67(c).

Standard Condition BIO-1 would replace each living tree on the Residential Development Site is replaced pursuant to applicable provisions the Fontana City Municipal Code.

Standard Conditions. Mitigation is not required; however, the following Standard Condition is a regulatory requirement that would be implemented to ensure the project would not conflict with the City's tree protection ordinance or other local policies or ordinances protecting biological resources.

Standard Condition BIO-1 Prior to removal of any tree from the Residential Development Site or the Upzone Properties, the Project Applicant(s) shall coordinate with City staff to identify suitable replacement trees in accordance with Section 28-67(c) of Article III: Preservation of Heritage, Significant, and Specimen Trees of the City Municipal Code. Each living tree shall be replaced pursuant to the tree requirements codified in Article III: Preservation of Heritage, Significant, and Specimen Trees of the City Municipal Code and approved by City staff. This condition shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee.

With implementation of the standard condition identified above, impacts would be **less than significant**.

Upzone Properties: Numerous trees and shrub species are present within and/or in the immediate vicinity of the Upzone Properties. The City's tree protection ordinance (Chapter 28, Article III of the City Municipal Code) prohibits the removal of any Heritage, Significant, or Specimen tree unless a permit is obtained. Development of the Upzone Properties would remove living trees from the Upzone Properties. Pursuant to Section 28-67(c) of the Fontana Municipal Code, "… all other trees which are not heritage, significant, or specimen tree shall be replaced. The size of the replacement tree(s) shall be based on a scale of ten percent to 100 percent. Staff may require that the ratings be performed by a certified arborist. The arborist report will be approved by staff." Therefore, the project would be required to replace on-site trees in accordance with the criteria specified in Chapter 28, Article III. Impacts would be **less than significant**.

Significance Conclusion: Through implementation of **Standard Condition BIO-1**, the project would not conflict with any local policies or ordinances protecting biological resources, including the City's tree protection ordinance. Impacts would be **less than significant.** 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?

Residential Development Site: The Residential Development Site does not lie within an area covered by any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan, and **no impact** would occur.

Upzone Properties: The Upzone Properties do not lie within an area covered by any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan, and **no impact** would occur.

Significance Conclusion: The project would not conflict with a conservation plan and **no impact** would occur. Mitigation is not required.

5.5 CULTURAL RESOURCES

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

Cultural resources are broadly defined as any physical manifestations of human activity that are at least 50 years of age and may include archaeological resources as well as historic-era buildings and structures. Per San Bernardino County Property Information Management System (PIMS)[65], the residential structure located at 6622 Knox Avenue (APN 0228-081-20) was constructed in 1981 and is not yet 50 years old; therefore, this structure was not evaluated.

Archaeological resources include both precontact remains and remains dating to the historical period. Precontact (or Native American) archaeological resources are physical manifestations of human activities that predate written records and may include village sites, temporary camps, lithic (stone tool) scatters, rock art, roasting pits/hearths, milling features, rock features, and burials. Historic archaeological resources can include refuse heaps, bottle dumps, ceramic scatters, privies, foundations, and burials and are generally associated in California with the Spanish Mission Period (1769 through 1833) through the mid-late 20th century (1970).

Archaeological resources that are eligible for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or a local register are considered historical resources pursuant to CEQA Guidelines Section 15064.5. CEQA Guidelines Section 15064.5 defines the term "historical resource" as:

1. A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4850 et seq.).

2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

[65] San Bernardino County Property Information Management System (PIMS) https://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX. (accessed December 3, 2024).

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, Section 5024.1, Title 14 CCR, Section 4852) including the following:

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

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

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

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

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

The information and analysis in this section is based on *Archeological Resources Inventory and Evaluation for the Walnut Property Project, San Bernardino County, California*, ECORP Consulting, Inc., October 2024, which is provided in Appendix D.

5.5.1 Impact Analysis

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

Residential Development Site: An Archeological Resources Inventory and Evaluation was prepared for the Residential Development Site and included an archaeological and historical records search, additional research (e.g., historic and aerial maps of the Residential Development Site, and outreach to local historic organizations),[66] and an intensive pedestrian survey of the Residential Development Site.

[66] In addition to the official records and maps for archaeological sites and surveys in San Bernardino County, the following historic references were also reviewed: Built Environment Resource Directory for San Bernardino County (OHP 2022); the National Register Information System (National Park Service [NPS] 2023); Office of Historic Preservation, California Historical Landmarks (CHL; OHP 2023); California Points of Historical Interest (OHP 1992 and updates); Directory of Properties in the Historical Resources Inventory (1999); Caltrans Local Bridge Survey (Caltrans 2020); and Historic Spots in California (Kyle 2002). Other references examined included historic General Land Office (GLO), land patent records (Bureau of Land Management [BLM] 2023), historic topographic maps from 1896 through 1966, and historic aerial photographs from 1938 through 1994.

The records search of the Residential Development Site and a one-mile radius was conducted on October 11, 2023, at the South Central Coastal Information Center at California State University Fullerton. Twelve previous cultural resource investigations have been conducted within one mile of the Residential Development Site. Of these, two surveys were conducted on portions of the Residential Development Site.[67] [68] Based on the records search, thirteen previously recorded historic-era cultural resources were located within one mile of the Residential Development Site. Twelve of the previously recorded resources were historic-era residential, commercial, or agricultural features dating from pre-1900 through 1930. One resource contained components of pre-contact and historic-period occupation. None of the previously recorded resources are located on the Residential Development Site.[69]

Cultural resource field reconnaissance of the Residential Development Site was conducted on October 19 and 23, 2023 (western and eastern halves, respectively), and May 14 and September 27, 2024 (additional parcels).

The 2023 surveys identified four previously unrecorded resources: FW-1, FW-2, FW-3, and FW-4. All four resources consisted of historic-period foundations. No new archaeological resources were identified during the subsequent 2024 surveys. The four historic-era resources are discussed below:

FW-1: Historic-period Foundation and Driveway. Resource FW-1 is composed of two extant features: Feature 1 and Feature 2 from a former residential structure that dates to the 20th century. Feature 1 is a small concrete house foundation and associated concrete driveway. The driveway measures 153 feet long. The foundation measures approximately 63 feet long and 17 feet wide; at the southern end of the foundation, its width is approximately 28 feet. Feature 2 is an L-shaped concrete house foundation with several mesquite trees surrounding the immediate area. The foundation measures 53 long and 50 feet wide. Aerial photographs indicate these structures were absent as recently as 1948 but had been constructed by 1959. Feature 3 was not present in the 1959 aerial photograph but had been built by 1966. The asphalt rectangle it attaches to is not visible in aerial photographs from 1980 and is therefore modern. Based on historic aerial photographs, the features were built between 1948 and 1959.

FW-2: Historic-Period Foundations. Resource FW-2 is composed of two features from a single-family residence constructed in 1952: Feature 1 and Feature 2, both comprised of small, raised concrete building foundations that are approximately 8 inches above ground surface. The remains of concrete and cinderblocks surround both foundations. The two foundations are 24 feet apart. Feature 1 measures 25 feet long and 16 feet wide. Feature 2 measures 10 feet long and 10 feet wide.

FW-3: Historic-Period Foundation. Resource FW-3 is composed of a historic-period site consisting of small rectangular concrete building or house foundation and debris pile. The foundation measures 35

[67] ECORP Consulting, Inc. *Archeological Resources Inventory and Evaluation for the Walnut Property Project, San Bernardino County, California.* October 2024. (Appendix D).

[68] Approximately 85 percent of the project site has been previously surveyed; however, previous surveys were completed more than seven years ago. The pedestrian survey was required as the entirety of the site had not been previously surveyed.

[69] Ibid. Page 27.

feet long and 17 feet wide and is cracked, weathered, and overgrown. Based on historic aerial photographs, the features were built between 1948 and 1959.

FW-4: Historic-Period Foundations. Resource FW-4 is composed of three features: Features 1, 2, and 3, which comprise two concrete building foundations. Feature 1 is a concrete building foundation with a concrete barrier or retainer hardware that measures 10.4 feet wide and 10.8 feet long. Feature 2 is a smaller concrete foundation in the northeastern corner that measures 18 feet wide and 23 feet long. The Feature 2 foundation is raised 8 inches above the ground. Feature 3 is an additional small raised concrete slab that is located at the southern edge of the concrete barrier (Feature 1) and measures 3 feet long by 2 feet wide. Based on historic aerial photographs, the features were built between 1948 and 1959.

Resources FW-1, FW-2, FW-3, and FW-4 represent the remains of former residential structures that date to the 20th century. Archival research could not associate these resources with events that have made a significant contribution to the broad patterns of our local, regional, state, or national history (NRHP/CRHR Criterion A/1). Although the names of some of the owners associated with these parcels are known, none could be identified as persons of significance or importance to the local, state, or national past (NRHP/CRHR Criterion B/2). The resources represent the remains of former residences and therefore lack any design characteristics unique to themselves; as such, they do not: embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction (NRHP/CRHR Criterion C/3). The resources lack any surface artifacts or evidence of subsurface deposits that could provide data to address questions regarding social status or participation in the larger economy. The data potential of these resources has been exhausted by their recording and archival research; as such, they do not have the potential to yield information important to the local, state, or national history or prehistory (NRHP/CRHR Criterion D/4). Individually or collectively, the identified resources do not contribute to any known or suspected historic districts and are not considered Historic Properties for the purpose of NHPA Section 106, nor Historical Resources under CEQA.[70] Impacts would be **less than significant**.

Upzone Properties: The Upzone Properties are generally undeveloped. Unpaved roads and trails, vegetation, and assorted trees are scattered across the properties. Although no construction activities or development projects are currently proposed on the Upzone Properties, future development that may occur on these properties would be required to undergo site-specific environmental reviews under CEQA to evaluate project-level cultural resource impacts. Accordingly, future development of the Upzone Properties would be subject to the following mitigation measures.

Mitigation Measures. The following mitigation measures are required to reduce potentially significant impacts to cultural resources to less than significant levels.

Mitigation Measure CUL-1: Prior to construction activities within project boundaries the following measures shall be performed:

[70] *Ibid.* Pages 29-30.

- Subsequent to a preliminary City review, if evidence suggests the potential for cultural resources, a field survey for cultural resources shall be conducted by a qualified archaeologist and/or architectural historian.
- Subsequent to a preliminary City review, the San Bernardino County Archives shall be contacted for information on cultural resources records.
- All cultural resources within the Upzone Properties, including archaeological and historic resources older than 50 years, shall be inventoried using appropriate State record forms and guidelines followed according to the California Office of Historic Preservation's handbook "Instructions for Recording Historical Resources." The archaeologist shall then submit two (2) copies of the completed forms to the South Central Coastal Information Center for the assignment of trinomials.
- The significance and integrity of all cultural resources within the Upzone Properties shall be evaluated, using criteria established in CEQA Guidelines Section 15064.5 for important cultural resources and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places.
- Mitigation measures shall be proposed and conditions of approval (if a local government action) recommended to eliminate adverse project effects on significant, important, and unique cultural resources, following appropriate CEQA and/or National Historic Preservation Act's Section 106 guidelines.
- All resources and data collected within the Upzone Properties shall be permanently curated at an appropriate repository within the County of San Bernardino.

With implementation of the mitigation measure identified above, impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: Based on the results of the records search, additional research, pedestrian survey, and the evaluation of the resources located on the Residential Development Site, no significant historic-period or pre-contact cultural resources are located within the Residential Development Site. Similarly, no known historic-period or pre-contact cultural resources are located within the Upzone Properties. Any future development on the Upzone Properties would be subject to **Mitigation Measure CUL-1** to ensure any cultural resources that may be disturbed during project construction are managed in accordance with CEQA Guidelines Section 15064.5. Impacts to historic resources would be **less than significant with mitigation incorporated**.

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

Residential Development Site: As discussed in Section 5.5 above, the records search, additional research, and pedestrian survey, conducted as part of the Archeological Resources Inventory and Evaluation for the Walnut Property Project (Appendix D) did not identify any archaeological resources as defined under CEQA Guidelines Section 15064.5 on the Residential Development Site or within one mile of the Residential Development Site.

The Residential Development Site has a moderate potential for buried pre-contact archaeological sites due to the presence of Holocene alluvium, and the "positive results" of the Sacred Lands File search,[71] the likelihood of pre-contact archaeological sites located along perennial waterways such as Lytle Creek (located approximately 3.5 miles northeast of the Residential Development Site). Accordingly, **Standard Conditions CUL-1** through **CUL-3** shall be implemented to address cultural and/or archaeological resources that may be encountered during project construction.

Standard Conditions. The following Standard Conditions would be implemented to address potential impacts related to archaeological resources.

Standard Condition CUL-1: Upon discovery of any cultural, tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed by an archaeological monitor who would be retained by the Project Applicant to monitor all subsequent ground-disturbing activity in native soils under the supervision of a project archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for archaeology. All cultural, tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the archaeological monitor and tribal monitor/consultant. If the resources are Native American in origin, the property owner shall coordinate with interested Tribes (as a result of correspondence with area Tribes) regarding treatment and curation of these resources. Typically, the Tribes will request preservation in place or recovery for educational purposes. Work may continue on other parts of the Residential Development Site while evaluation takes place.

Standard Condition CUL-2: Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource from the area of ground disturbance along with subsequent laboratory processing and analysis. All removed Tribal Cultural Resources shall be returned to the Tribes. Any historic archaeological material that is not Native American in origin shall be

[71] Native American Heritage Commission (NAHC) correspondence, June 10, 2024. See Section 5.18 (Tribal Cultural Resources) of this Initial Study.

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.

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

With implementation of City **Standard Conditions CUL-1** through **CUL-3**, any archeological resource detected would be protected during project construction and managed in accordance with applicable regulations. Impacts associated with a substantial change in the significance of an archaeological resource pursuant to §15064.5 would be **less than significant**. Mitigation is not required.

Upzone Properties: As noted above, the Upzone Properties are generally undeveloped. Unpaved roads and trails, vegetation, and assorted trees are scattered across the properties. Although no construction activities or development projects are currently proposed on the Upzone Properties, future development that may occur on these properties would be required to undergo site-specific environmental reviews under CEQA to evaluate project-level cultural resource impacts. Accordingly, future development of the Upzone Properties would be subject to the following mitigation measures.

Mitigation Measures. **Mitigation Measures CUL-1** (see Section 5.5.1.a) and **CUL-2** are required to reduce potentially significant impacts to cultural resources to less than significant levels.

Mitigation Measure CUL-2: If any prehistoric archaeological resources are encountered before or during grading, the project applicant shall retain a qualified archaeologist to monitor construction activities and to take appropriate measures to protect or preserve them for study. With the assistance of the archaeologist, the City of Fontana shall:

- Enact interim measures to protect undesignated sites from demolition or significant modification without an opportunity for the City to establish its archaeological value.
- Consider establishing provisions to require incorporation of archaeological sites within new developments, using their special qualities at a theme or focal point.

- Pursue educating the public about the area's archaeological heritage.
- Propose mitigation measures and recommend conditions of approval (if a local government action) to eliminate adverse project effects on significant, important, and unique prehistoric resources, following appropriate CEQA guidelines.
- Prepare a technical resources management report, documenting the inventory, evaluation, and proposed mitigation of resources within the project area. Submit one copy of the completed report, with original illustrations, to the South Central Coastal Information Center for permanent archiving.

With implementation of the mitigation measure identified above, impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: Based on the results of the records search, additional research, pedestrian survey, and the evaluation of the resources located on the Residential Development Site, no known archaeological cultural resources are located within the Residential Development Site. Nevertheless, development of the Residential Developent Site would be conditioned upon **Standard Conditions CUL-1** through **CUL-3** to ensure any unanticipated encounters with cultural resources are managed pursuant to CEQA Gudielines Section 15064.5. While no known archaeological resources are located on the Upzone Properties, any future development on the Upzone Properties would be subject to **Mitigation Measures CUL-1** and **CUL-2** and **Standard Conditions CUL-1** through **CUL-3** to ensure any cultural resources that may be disturbed during project construction are managed in accordance with CEQA Guidelines Section 15064.5. Impacts to archaeological resources would be **less than significant with mitigation incorporated**.

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

Residential Development Site: As discussed in Sections 5.5(a) and 5.5(b) above, the Archeological Inventory and Evaluation determined that the potential for encountering subsurface cultural resources during construction is low. No evidence suggests the Residential Development Site has been formally or informally used to inter human remains; therefore, there would also be a low potential for the project to disturb human remains. The proposed project must comply with all applicable regulations protecting human remains, should they be encountered, including Section 7050.5 of the California Health and Safety Code, which requires that excavation be stopped in the vicinity of discovered human remains while the coroner determines whether the remains are those of a Native American. If human remains are determined as those of Native American origin, the Project Applicant shall comply with the State Health and Safety Code relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). Additionally, Section 7052 of the California Health and Safety Code states that disturbance of Native American cemeteries is a felony.

Accordingly, City **Standard Condition CUL-4** is prescribed to ensure that human remains (or remains that may be human), including Native American human remains, would be protected if they are

discovered during project construction. With implementation of **Standard Condition CUL-4** human remains would be protected during project construction.

Standard Conditions. Mitigation is not required; however, the following Standard Condition is a regulatory requirement that would be implemented to ensure impacts related to human remains remain less than significant.

Standard Condition CUL-4 Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered during project construction activities, no further disturbance shall occur within 100 feet of the find and the Project Applicant shall notify the San Bernardino County Coroner and the City of Fontana Community Development Director or designee. The County Coroner shall make a determination of origin and disposition. If the San Bernardino County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains and any associated items as provided in Public Resources Code Section 5097.98. Additionally, the specific locations of Native American burials and reburials shall be proprietary and not disclosed to the general public.

With implementation of the standard condition identified above, impacts would be **less than significant**.

Upzone Properties: As noted above, the Upzone Properties are generally undeveloped. Unpaved roads and trails, vegetation, and assorted trees are scattered across the properties. Although no construction activities or development projects are currently proposed on the Upzone Properties, future development that may occur on these properties would be required to undergo site-specific environmental reviews under CEQA to evaluate project-level cultural resource impacts. In accordance with buildout of the General Plan, future development of the Upzone Properties would be subject to the **Standard Condition CUL-4** as it relates to discovery of human remains. With implementation of the standard condition identified above, impacts would be **less than significant**.

Significance Conclusion: Based on the results of the records search, additional research, pedestrian survey, and the evaluation of the resources located on the Residential Development Site, no known human remains are located within the Residential Development Site. Similarly, no known human remains are located within the Upzone Site. While no known human remains are located on either the Residential Development Site or the Upzone Property, any future development on the Upzone Property would be subject to **Standard Condition CUL-1**. Impacts to human remains would be **less than significant**. Mitigation is not required.

5.6 ENERGY

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

The Residential Development Site is within the service territory of Southern California Edison (SCE). SCE provides electricity to more than 15 million people in a 50,000-square-mile area of Central, Coastal, and Southern California.[72] According to the California Energy Commission (CEC), total electricity consumption in the SCE service area in 2022 was 85,870 gigawatt-hours (GWh) (85,869,985,679 kilowatt-hours [kWh]).[73] Total electricity consumption in San Bernardino County in 2022 was 16,629.6 GWh or 16,629,614,195 kWh.[74] Natural gas consumption within the Southern California Gas (SCG) service area and San Bernardino County (2022) totaled 50,263.45 million[75] and 562.12 million[76] therms, respectively.

Gasoline is the most used transportation fuel in California, with 97 percent of all gasoline being consumed by light-duty cars, pickup trucks, and sport utility vehicles. In 2022, vehicles in California consumed approximately 13.6 billion gallons of gasoline and 3.13 billion gallons of diesel fuel. Based on fuel consumption obtained from CARB's California Emissions Factor Model, Version 2021 (EMFAC2021), it was estimated that approximately 907.3 million gallons of gasoline and approximately 325.0 million gallons of diesel was consumed from vehicle trips in San Bernardino County in 2023.

[72] Southern California Edison. 2020. *About Us.* Website: https://www.sce.com/about-us/who-we-are (accessed August 2023).
[73] California Energy Commission. *Electricity Consumption by Entity*. Website: http://http://www.ecdms.energy.ca.gov/elecbyutil.aspx (accessed October 10, 2024).
[74] California Energy Commission. *Electricity Consumption by County*. Website: http://http://www.ecdms.energy.ca.gov/elecbycounty.aspx (accessed October 10, 2024).
[75] California Energy Commission. *Gas Consumption by Entity*. Website: http://http://www.ecdms.energy.ca.gov/gasbyutil.aspx (accessed October 10, 2024).
[76] California Energy Commission. *Gas Consumption by County*. Website: http://http://www.ecdms.energy.ca.gov/gasbycounty.aspx (accessed October 10, 2024).

5.6.1 Impact Analysis

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

Residential Development Site: The Residential Development Site would increase the demand for electricity and gasoline when compared to existing site conditions. The discussion and analysis provided below is based on the data included in the CalEEMod output files, which are included in Appendix B.

Construction-Period Energy Use. Construction is anticipated to begin in May 2025 and would last through July 2027. The Residential Development Site would require site preparation, grading, building construction, paving, and architectural coating during construction.

Construction of the Residential Development Site would require energy for the manufacture and transportation of building materials and for preparation of the site for grading activities and building construction. Petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities.

Construction activities are not anticipated to result in an inefficient use of energy because gasoline and diesel fuel would be supplied by construction contractors who would conserve the use of their supplies to minimize their costs on the Residential Development Site. Energy usage on the Residential Development Site during construction would be relatively small in comparison to the State's available energy sources.

Operational Energy Use. Energy use includes both direct and indirect sources of emissions. Direct sources of emissions include on-site natural gas usage for heating, while indirect sources include electricity generated by off-site power plants. Table 5.6.B identifies the estimated potential increased electricity, natural gas, gasoline, and diesel demand associated with the Residential Development Site. The electricity rates are from the CalEEMod analysis (Appendix B). The gasoline and diesel usage is based on project vehicle miles traveled, standard vehicle fleet mix (per CARB's EMFAC model), and United States Department of Transportation (DOT) fuel efficiency data.

Table H shows the estimated potential increased electricity, gasoline, and diesel demand associated with the proposed Walnut Residential project. The electricity and natural gas rates are from the CalEEMod analysis, while the gasoline and diesel rates are based on the traffic analysis in conjunction with USDOT fuel efficiency data and using the US EPA's fuel economy estimates for 2020, and the California diesel fuel economy estimates for 2021.

Table 5.6A: Estimated Annual Energy Use of the Residential Development Site

	Electricity Use GWh per year)	Natural Gas Use (Therms per year)	Gasoline (gallons per year)	Diesel (gallons per year)
Residential Development Site	1.948	74,050.3	355,169	255,328

Source: Compiled by LSA (December 2024).
GWh = Gigawatt hours

As detailed in Table 5.6.A, the estimated increase in electricity demand associated with the Residential Development Site is 1.948 GWh kWh per year, or approximately 0.0022 and 0.011 percent of the electricity consumption in the SCE service territory and San Bernardino County, respectively. Natural gas consumed by the Residential Development Site amounts to approximately 0.00014 and 0.013 percent of the total natural gas usage in the SCG service territory and San Bernardino County, respectively.

Although incremental, the project would result in an overall increase in energy demand. The California Energy Code and CALGreen Code (California Code of Regulations, Title 24, Parts 6 and 11, respectively), set performance standards for residential development to reduce environmental impacts and encourage sustainable construction practices. The CALGreen Code addresses energy efficiency, water conservation, materials conservation, planning and design, and overall environmental quality.

The 2022 Building Energy Efficiency Standards requires the installation of solar photovoltaic (solar PV) system requirements for all newly constructed single-family and multi-family building. Section 150.0(s) of the California Energy Code further specifies that plans for new single-family residential development must be Energy Storage System (ESS) ready.

Section 160.9 of the 2022 Energy Code provides mandatory requirements for "electric ready" construction in individual dwelling units, including provisions to provide wiring/conduit/electric panel space to accommodate heat pumps (cooling/heating and water heating), electric cooktops, and electric clothes dryers in individual units.[77] The installation of "electric ready" construction would facilitate the future electrification of development, thereby, decreasing the demand for natural gas for heating/cooking.

In September 2024, the California Energy Commission (CEC) adopted updated building standards that expand the requirements for heat pumps and electric-ready buildings. As stated on the CECs website,[78] the new standards would go into effect on January 1, 2026. As with all projects in the City,

[77] California Energy Commission. *2022 Multifamily Electric Ready. h*ttps://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/energy-code-support-center/2022-5#:~:text=A%20dedicated%20240V%20branch%20circuit,labeled%20%E2%80%9CFor%20Future%20240V%20Use%E2%80%9D. (accessed February 18, 2025.)

[78] California Energy Commission. 2025 California Energy Code Fact Sheet https://www.energy.ca.gov/sites/default/files/2024-09/2025_California_Energy_Code_Fact_Sheet_ada.pdf (accessed December 4, 2024).

the project would be subject to all applicable codes in effect at the time of building permit submittal. The 2025 Energy Code focuses on:

- Encouraging inherently efficient electric heat pump technology for space and water heating in newly constructed single-family, multifamily, and select nonresidential building types.
- Establishing electric-ready requirements for commercial kitchens and some multifamily buildings, so owners can more easily switch to cleaner electric cooking and water heating, when ready.
- Updating solar and storage standards for assembly buildings, including religious worship, sport, and recreation buildings to make clean energy available for onsite use while minimizing exports to the electrical grid.
- Strengthening ventilation standards to improve indoor air quality in multifamily buildings.

The City has adopted the CBC and the CALGreen Code.[79,80] The project must meet all standards required by Title 24, California Energy Code, and CALGreen Code regarding the installation of solar panels[81] and other applicable federal and local requirements related to building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, electrification, and lighting, which would reduce energy usage. In addition, proposed new development would be constructed using energy efficient modern building materials and construction practices, and the Residential Development Site also would use new modern appliances and equipment in accordance with the Appliance Efficiency Regulations (Title 20, CCR Sections 1601 through 1608). The expected energy consumption during construction and operation of the Residential Development Site would be consistent with typical usage rates for high-density residential uses.

The Residential Development Site would result in the annual consumption of 355,169 gallons of gasoline and 255,328 gallons of diesel fuel (see Table 5.6A). In 2024, vehicles in California consumed approximately 13.474 billion gallons of gasoline[82] and 2.987 billion gallons of diesel fuel.[83] [84] The

79 City of Fontana. *Codes & Local Amendments.* Website: https://www.fontanaca.gov/145/Codes-Local-Amendments. (accessed January 9, 2025).

80 See Fontana Municipal Code, Sections 5-61 through 5-62 (California Building Code); and 5-186 through 5-186 (CALGreen Code).

81 As permitted, the design of the required solar system may be installed on rooftops and/or covered parking areas. The location, configuration, and capacity of any required solar energy systems will be determined in accordance with applicable provisions of the California Energy Code (2022 Building Energy Efficiency Standards) and in consultation with the City.

82 California Department of Tax and Fee Administration. *Fuel Taxes Statistics and Reports: Motor Vehicle Fuel.* https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.cdtfa.ca.gov%2Ftaxes-and-fees%2FMVF-10-Year-Report.xlsx&wdOrigin=BROWSELINK (accessed December 4, 2024).

83 California Department of Tax and Fee Administration. *Fuel Taxes Statistics & Reports: Diesel Fuel.* https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.cdtfa.ca.gov%2Ftaxes-and-fees%2FDiesel-10-Year-Report.xlsx&wdOrigin=BROWSELINK (accessed December 4, 2024).

84 The Motor Vehicle Fuel Tax Law (MVFTL) and the Diesel Fuel Tax Law impose excise taxes on gasoline and diesel fuel when any of the following events occur: Removal at the refinery or terminal rack; Entry into the state; Sale to an unlicensed person; The removal or sale of blended motor vehicle fuel or diesel fuel in this state by the blender thereof.

gasoline and diesel fuel demand generated by vehicle trips associated with the Residential Development Site would be an incremental fraction of gasoline and diesel fuel consumption in California and, by extension, in San Bernardino County.

In addition, vehicles associated with trips to and from the Residential Development Site would be subject to fuel economy and efficiency standards, which are applicable throughout the State. As such, the fuel efficiency of vehicles associated with project operations would increase throughout the life of the Residential Development Site. The Residential Development Site is located approximately 0.4 mile from Omnitrans Routes 10 and 67[85], which provide access to regional commuter and local light rail (via stops at the Fontana Metrolink and San Bernardino Transit Stations); and would extend sidewalks on the northern and southern boundaries of the site, thereby promoting the development of residential uses to accommodate walking and use of alternative modes of transportation. Therefore, implementation of the Residential Development Site would not result in a substantial increase in transportation-related energy uses.

The Residential Development Site would incorporate renewable energy and energy efficiency measures and land use practices into building design, equipment uses, and transportation practices and therefore would not result in the wasteful, inefficient, or unnecessary consumption of fuel or energy. Impacts would be **less than significant**, and mitigation is not required.

Upzone Properties: The Upzone Properties' energy needs would be met entirely through electricity, which is increasingly being supplied from renewable sources, such as solar, wind, and hydroelectric power, thus reducing reliance on fossil fuel-based energy systems (including natural gas).

Future development of the Upzone Properties must occur in accordance with applicable energy efficiency regulations, including the edition of Title 24 Building Energy Efficiency Standards (Title 24 Standards) in effect at the time development is proposed, which mandate the use of energy-efficient technologies and practices to minimize electricity consumption. These regulations require the implementation of energy-efficient lighting, Heating, Ventilation, and Air Conditioning (HVAC) systems, and insulation, which would reduce the overall electricity demand from development of the Upzone Properties. Additionally, future development of the Upzone Properties would be required to comply with regulations from the City of Fontana identified in **Mitigation Measure GHG-1** in Section 5.8.1 below. Therefore, the proposed upzone action would not result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources with implementation of **Mitigation Measure GHG-1**. Impacts would be **less than significant with mitigation incorporated.**

Significance Conclusion: The Residential Development Site would incorporate renewable energy and energy efficiency measures and land use practices into building design, equipment uses, and transportation practices and therefore would not result in the wasteful, inefficient, or unnecessary consumption of fuel or energy. Due to applicable efficiency regulations, including Title 24 Building Energy Efficiency Standards and implementation of **Mitigation Measure GHG-1**, future development

[85] Omnitrans. *System Map*. August 2024. https://u3i6z6j4.rocketcdn.me/wp-content/uploads/2024/09/System-Map-POSTER_Aug24.pdf (accessed December 2024).

on the Upzone Properties would not result in a significant environmental impact. Impacts would be **less than significant with mitigation incorporated**.

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

Residential Development Site: Energy usage associated with operation of the Residential Development Site would be relatively small in comparison to the State's available energy sources, and energy impacts would be less than significant at the regional level.

Because California's energy conservation planning actions are conducted at a regional level, and because the project's total impacts to regional energy supplies would be less than significant, development of the Residential Development Site would not conflict with California's energy conservation plans as described in the CEC's 2023 Integrated Energy Policy Report. In addition, the proposed project would comply with Title 24, California Energy Code, and CALGreen standards. As detailed in Section 5.6.1.a, above, the Residential Development Site would be required to include features and facilities, such as energy star appliances, solar panels, EV charging facilities pursuant to Title 24, California Energy Code, and CALGreen Code that avoid or reduce the inefficient, wasteful, and unnecessary consumption of energy and would not result in any irreversible or irretrievable commitments of energy. Therefore, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency during project construction or operation. Impacts would be **less than significant**, and mitigation is not required.

Upzone Properties: The proposed upzone action would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Existing transportation and access to the Upzone Properties is provided by the local and regional roadway systems. Future development of the Upzone Properties would require planning, design, and approval of project plans, so as to not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the Intermodal Surface Transportation Efficiency Act (ISTEA). Thus, consistency with ISTEA supports decreasing overall per capita energy consumption and decreased reliance on fossil fuels, consistent with State CEQA Guidelines Appendix F, as future residents traveling to and from the Upzone Properties can use public transportation which would decrease fuel and overall VMT. Additionally, future development of the Upzone Properties under the proposed upzone action would be consistent with the Transportation Equity Act for the 21st Century (TEA-21), 2023 Integrated Energy Policy Report (2023 IEPR), State of California Energy Plan, and Title 24 Standards, as it would result in an increase in residential density per acre and thus decrease overall per capita energy consumption, decrease reliance on fossil fuels, and increased reliance on renewable energy sources consistent with State CEQA Guidelines Appendix F through the required incorporation of increasingly stringent energy efficiency standards and reliance on renewable energy sources. As such, the proposed upzone action would not result in a significant environmental impact due to conflict with State or local plans for renewable energy or energy efficiency. Impacts would be **less than significant**, and mitigation is not required.

Significance Conclusion: With incorporation of renewable energy and energy efficiency measures and land use practices into building design, equipment uses, and transportation practices of the Residential Development Site and future development on the Upzone Properties, the proposed

project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be **less than significant**, and mitigation is not required.

5.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☒	☐	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☒	☐	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☒	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

The information and analysis in this section is based *on Preliminary Geotechnical Evaluation District Property 1, 28.7 Acres on Knox Avenue North of Walnut Street and South of South Highland Avenue, City of Fontana, San Bernardino County, California*, Petra Geosciences, August 16, 2023, provided in Appendix E.

5.7.1 Impact Analysis

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.

Residential Development Site: The Residential Development Site is not located within an Earthquake Fault Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zone Act of 1972

or as defined by the City's Local Hazard Mitigation Plan.[86] [87] As such, the risk of ground rupture due to fault displacement beneath the site is low. **No impact** related to fault rupture would result from the implementation of the project. Mitigation is not required.

Upzone Properties: According to the California Geologic Survey, the Upzone Properties are not located within an earthquake fault zone.[88] The closest fault line is the Rialto-Carlton fault, part of the San Jacinto Fault Zone, located approximately 5.67 miles northeast of the Upzone Properties;[89] therefore, **no impact** related to fault rupture hazard would result from development on the Upzone Properties. No mitigation is required.

Significance Conclusion: Due to the distance of both the Residential Development Site and the Upzone Properties from known active faults, ***no impact*** *relative to fault rupture hazard would result from the implementation of the Project; therefore, no mitigation is required.*

ii. Strong seismic ground shaking?

Residential Development Site: The Residential Development Site is located within a seismically active region, with a number of faults traversing or in proximity to the City, including the Cucamonga, San Jacinto, Sierra Madre, San Jose, Elsinore/Glen Ivy, and San Andreas Faults. The Lytle Creek Connector of the San Jacinto Fault zone is located approximately 3.5 miles east of the site.[90]

Due to the presence of nearby faults, the Residential Development Site is expected to be subject to occasionally moderate to severe ground-shaking, as well as some background shaking from other seismically active areas in the Southern California region. The extent of ground-shaking associated with an earthquake is dependent upon the size of the earthquake and the geologic material of the underlying area. Therefore, development of the Residential Development Site would have the potential to directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death from seismic ground-shaking. Seismic activity on this Lytle Creek Connector of the San Andreas fault system would be capable of producing magnitude 7 or larger events.

Construction and development of the Residential Development Site would be required to comply with applicable provisions of the California Building Code (CBC). State law requires the design and construction of new structures comply with CBC requirements, which address general geologic, seismic (including ground shaking), and soil constraints for new buildings. Additionally, the site-specific geotechnical evaluation (see Appendix E) prepared for the Residential Development Site provided ground preparation, foundation, and pavement design, and post-grading recommendations for the Residential Development Site's design and construction in conformance with the CBC

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

87 Petra Geosciences. *Preliminary Geotechnical Evaluation District Property 1, 28.7 Acres on Knox Avenue North of Walnut Street and South of S. Highland Avenue, City of Fontana, San Bernardino County, California*. Page 4. August 16, 2023.

88 California Department of Conservation. *Earthquake Zones of Required Investigation*. https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed April 2, 2025).

89 California Department of Conservation. *Fault Activity Map of California*. https://maps.conservation.ca.gov/cgs/fam/ (accessed April 2, 2025).

90 *Ibid.* Page 7.

requirements as codified in Chapter 5, Article III (California Building Code) of the City Municipal Code.[91]

Mitigation Measure GEO-1 is prescribed to ensure that the Residential Development Site is constructed in conformance with the current CBC, applicable City standards, and recommendations identified in the site-specific geotechnical evaluation (attached as Appendix E of this IS/MND) to ensure that project development would be safeguarded against the effects of seismic related activity that may occur on-site. Therefore, impacts from seismic ground-shaking would be reduced to **less than significant with mitigation incorporated**.

Mitigation Measures. The following mitigation measure is required to reduce potentially significant impacts from seismic ground-shaking to less than significant levels.

Mitigation Measure GEO-1: Prior to issuance of grading and/or building permits, the Project Applicant shall provide evidence to the City of Fontana (City) for review and approval that the proposed Residential Development Site, residential buildings, all ancillary structures and facilities, and associated infrastructure have been designed and would be constructed in conformance with applicable provisions of the 2022 edition of the California Building Code (CBC) (or the most current edition of the CBC in effect at the time the development application is deemed complete by the City).

Additionally, the Project Applicant shall provide evidence to the City that the earthwork recommendations cited in the project-specific Geotechnical Investigation are incorporated into project plans and/or implemented as deemed appropriate by the City. Geotechnical recommendations include, but are not limited to, removal of existing vegetation and deleterious materials, utilities, and any other surface and subsurface improvements that would not remain in place for use with the new development. Earthwork, over-excavation, and ground improvement shall occur to depths specified in the Geotechnical Investigation to provide a sufficient layer of engineered fill or densified soil beneath the structural footings/foundations, as well as proper surface drainage devices and erosion control.

A California-licensed structural engineer must conduct verification testing upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. Additionally, the structural engineer must determine the ultimate thickness and reinforcement of the building floor slabs based on the imposed slab

[91] Fontana Municipal Code, Chapter 5, Article III, https://library.municode.com/ca/fontana/codes/code_of_ordinances?nodeId=CO_CH5BUBURE_ARTIIICABUCO. (accessed December 4, 2024).

loading and verify seismic design parameters in accordance with American Society of Civil Engineers (ASCE) 7-16 Section 11.4.8. This measure shall be implemented to the satisfaction of the City Director of Building and Safety or designee.

Impacts from seismic ground-shaking would be reduced to **less than significant with mitigation incorporated**.

Upzone Properties: Southern California has numerous active seismic faults subjecting residents to potential earthquake and seismic-related hazards. The closest fault line is the Rialto-Carlton fault, part of the San Jacinto Fault Zone, located approximately 5.67 miles northeast of the Upzone Properties; therefore, the Upzone Properties are anticipated to experience moderate to occasionally high levels of ground motion from nearby faults as well as ground motions from other active seismic areas of the Southern California region.

The project does not include any construction on the Upzone Properties. At the time of any future construction, development on the Upzone Properties Site would be required to comply with applicable provisions of the California Building Code (CBC)[92]. State law requires the design and construction of new structures comply with CBC requirements, which address general geologic, seismic (including ground shaking), and soil constraints for new buildings. Additionally, according to the General Plan EIR, the City is located within the CBC's Seismic Zone 4; as such, all development, including future buildout of the Upzone Properties, would be subject to current CBC design parameters (Title 24, Part 2 of the California Code of Regulations) for this zone. Impacts from seismic ground-shaking would be reduced to **less than significant with mitigation incorporated**.

Mitigation Measures. The following mitigation measure is required to reduce potentially significant impacts from seismic ground-shaking to less than significant levels.

Mitigation Measure GEO-2: The applicant for development on the Upzone Properties shall prepare and complete a project-specific geotechnical investigation, and submit it to the City for review and approval prior to issuance of grading permits for any development on the Upzone Properties. The project-specific geotechnical evaluation shall be prepared by a licensed geotechnical engineer and shall identify and address on-site geotechnical conditions and the appropriate design, grading, and construction parameters required per applicable sections of the most current California Building Code.

The applicant for development on the Upzone Properties shall provide evidence to the City Engineer that the site-specific geotechnical conditions and recommendations identified in the geotechnical evaluation are appropriately incorporated into the grading plans, design and construction documents for any on-site

[92] As required under Fontana Municipal Code Section 5-61, which adopts the 2022 edition of the CBC (as amended).

landform modification, structure, feature, or facility, and that the building plans and structural design conform to the requirements of the geotechnical evaluation and the City Municipal Code.

Impacts from seismic ground-shaking would be reduced to **less than significant with mitigation incorporated**.

Significance Conclusion: With implementation of **Mitigation Measure GEO-1** and **Mitigation Measure GEO-2**, future development on both the Residential Development Site and the Upzone Properties would adhere to the applicable CBC standards; therefore, reducing the level of impact to less than **less than significant with mitigation incorporated**.

iii. Seismic-related ground failure, including liquefaction?

Residential Development Site: Liquefaction occurs when loose, unconsolidated, water-laden soils are subject to shaking, causing the soils to lose cohesion. The primary factors that influence the potential for liquefaction include groundwater table elevation, soil type and plasticity characteristics, relative density of the soil, initial confining pressure, and intensity and duration of ground shaking. The depth within which the occurrence of liquefaction may impact surface improvements is generally identified as the upper 50 feet below the existing ground surface.

According to the City's Local Hazard Mitigation Plan,[93] the Residential Development Site is not located within a potential liquefaction zone. No groundwater wells are located on-site. No water was encountered in any on-site borings conducted during the geotechnical evaluation. According to the Geotechnical Evaluation, local well (ID: CHINO-1200219) is located approximately 1.5 miles east-southeast of the Residential Development Site. Groundwater depths at this well ranged from 641 feet below surface grade (bsg) in 1993 to 711 feet bsg in 2022. Groundwater is not expected to affect development of the site.[94] Based on the substantial groundwater depth near the Residential Development Site, the site is not located in an area susceptible to liquefaction. Therefore, the likelihood of liquefaction occurring on the Residential Development Site is low, and impacts associated with liquefaction would be **less than significant**. Mitigation is not required.

Upzone Properties: Groundwater levels at a well located approximately 0.50 mile east of the Upzone Properties (State Well Number 01S05W33A002S) was recorded at approximately 196 feet below surface grade in 2021.[95] Due the depth of groundwater, the likelihood of liquefaction occurring on the Upzone Properties is low, and impacts associated with liquefaction would be **less than significant**. Mitigation is not required.

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93 City of Fontana. *Local Hazard Mitigation Plan.* Appendix E, Map 8 Geologic Hazard Overlays - Landslides & Liquefaction Susceptibility (South). (San Bernardino County Geologic Hazard Overlay, number FH221C). 2018.

94 Petra Geosciences. *Preliminary Geotechnical Evaluation District Property 1, 28.7 Acres on Knox Avenue North of Walnut Street and South of S. Highland Avenue, City of Fontana, San Bernardino County, California*. Pages 6-7 and 11. August 16, 2023.

95 2025. State of California. *Surface Groundwater Management Act Data Viewer*, https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels (accessed July 15, 2025.)

Significance Conclusion: The Residential Development Site and Upzone Properties are located in areas where groundwater does not present a liquefaction potential; therefore, impacts would be **less than significant**.

iv. Landslides?

Residential Development Site: Factors that contribute to slope failure include slope height and steepness, shear strength and orientation of weak layers in the underlying geologic units, and pore water pressures. The approximately 30.99 gross acre (30.53 net acre) Residential Development Site exhibits an overall gentle topography with elevations ranging from 1,438 and 1,480 feet amsl, at the southwestern corner and northern boundary of the site, respectively. Adjacent areas have been developed with residential uses. No natural or engineered slopes are located on or adjacent to the Residential Development Site;[96] nor is the site located in a landslide susceptibility zone.[97] Therefore, the likelihood of a landslide on the Residential Development Site is low, and there would be **no impact** associated with landslides. Mitigation is not required.

Upzone Properties. Compliance with federal, state, and local regulations would minimize the risks associated with the potential risk from landslides, subsidence, liquification, or collapse relative to existing conditions. San Bernardino County has adopted the 2022 CBC to regulate development in the hillside areas in the City and County. According to the City of Fontana 2017 Local Hazard Mitigation Plan, there have been no reported historical occurrences of landslides in the City of Fontana. The only areas susceptible to landslides are the southern Jurupa hillsides and the northern part of the city close to the San Bernardino National Forest.

Given their location at the foothills of the Jurupa Hills and their range in topography, there is potential for landslides to occur at the Upzone Properties. The Upzone Properties are located in an area with a slope of 5-25 percent slope[98] which have a "medium susceptibility" to landslide risk to landslides.[99] Future development on the Upzone Properties would be subject to site- and project-specific geotechnical studies (see **Mitigation Measures GEO-2**). These site- and project-specific geotechnical studies would identify and minimize risks related to unstable soils (including landslides) and ensure geotechnical recommendations are incorporated into construction plans and project designs in accordance with the CBC in effect at the time development is proposed. Therefore, the potential landslide risk to future development of the Upzone Properties would be **less than significant with mitigation**.

Significance Conclusion: Because the Residential Development Site is not located within an Earthquake Fault Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zone Act of 1972 or as defined by the City's Local Hazard Mitigation Plan. As such, the risk of ground rupture due to fault displacement beneath the site is low. However, the Upzone Properties are located in an

96 *Ibid,* page 11.
97 City of Fontana. *Local Hazard Mitigation Plan.* Appendix E, Map 8 Geologic Hazard Overlays - Landslides & Liquefaction Susceptibility (South). (San Bernardino County Geologic Hazard Overlay, number FH221C). 2018..
98 *Ibid*, Figure 4-12.
99 *Ibid*, Figure 4-13.

area underlain by old alluvial-fan deposits (Qof2), Unit 2 (late to middle Pleistocene).[100] Accordingly, the proposed upzone action is subject to **Mitigation Measure GEO-2.** With incorporation of project-specific and programmatic mitigation, future development on the Upzone Properties would adhere to the applicable CBC standards; therefore, reducing the level of impact to **less than significant with mitigation incorporated**.

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

Residential Development Site: The Residential Development Site is generally flat and is predominantly undeveloped. The foundations of previous developed (and demolished), remnant driveways, and debris piles are located on-site. During construction, earth movement may increase the potential for the erosion of on-site soils. Potential erosion impacts from project construction would be reduced through the implementation of a Stormwater Pollution Prevention Plan (SWPPP) and incorporation of best management practices (BMPs) intended to reduce soil erosion during construction pursuant to **Standard Conditions HYD-1** and **HYD-2**, as identified in Section 5.10, Hydrology and Water Quality.[101]

Ground cover on-site consists of previously disturbed ruderal vegetation, foundations and remnant driveways of former residential structures, and disced disturbed soils. Development of the Residential Development Site would increase the impervious surface on the site by approximately 90 percent.[102] As such, the potential for soil erosion from the site is low during project operation. Additionally, potential erosion impacts from project operation would be reduced through implementation of the project-specific Water Quality Management Plan (WQMP) and compliance with City Municipal Code requirements, which incorporate measures to capture excess stormwater runoff and prevent soil erosion to downstream water courses from new development and significant redevelopment of the site pursuant to **Standard Conditions HYD-3** and **HYD-4**. Refer to Section 5.10, Hydrology and Water Quality, for additional information regarding the project's compliance with regulations to reduce potential erosion impacts during project construction and operation.

Adherence to the BMPs contained in the SWPPP and WQMP would ensure appropriate measures are taken to prevent the substantial loss of topsoil and erosion from occurring during project construction and operation. Therefore, impacts related to soil erosion would be **less than significant,** and mitigation is not required.

Upzone Properties: During any development, construction contractors would be required to prepare and implement Storm Water Pollution Prevention Plans (SWPPP) and associated Best Management Practices (BMPs) in compliance with the Construction General Permit (CGP) during grading and construction (see **Standard Conditions HYD-1 through HYD-4**) is required for all development in Fontana; therefore, future development of the Upzone Properties is expected to occur in accordance

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100 United States Geological Survey. *Preliminary Geologic Map of the Fontana 7.5' Quadrangle, San Bernardino and Riverside Counties, California.* 1977-78, 1990-99.

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

102 Allard Engineering. *Preliminary Water Quality Management Plan for Tract No. 20712, Wanut Fontana,* revised January 24, 2025. Page 4-15. (Appendix G).

with applicable regulations to reduce soil erosion impacts to **less than significant** level and no mitigation is required.

Significance Conclusion: With incorporation of standard conditions required for all development in the City, impacts relative to erosion occurring during construction of operation of the Residential Development Site or Upzone Properties would be **less than significant**.

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?

Residential Development Site: The Residential Development Site and immediate areas exhibit level topography and is bound on the south, east, and west by existing residential development. development. There is no evidence of landslides and/or slope instabilities on the Residential Development Site. As detailed in Section 5.7.1.a(iii) and (iv) above, the Residential Development Site is not located in an area considered susceptible to liquefaction or landslides. Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Based on the site conditions, proposed grading, depth to groundwater, and level topography, the potential for lateral spreading at the Residential Development Site is considered unlikely.

The Residential Development Site exhibits level topography, covered by a 0.5- to 2.0-foot layer of topsoil overlaying young alluvium, which generally consisting of loose, dry, silty sands with minor gravel in the upper 0.5 to 3.0 feet. Below this depth, native alluvial soils consisting of loose to medium dense gravelly sands.[103] Based on the site conditions, proposed grading, depth to groundwater exceeding 600 feet bsg, feet, and gentle topography across the site, landsliding, liquefaction, ground subsidence, ground lurching and lateral spreading are considered unlikely at the site.

The most significant geotechnical factor affecting the Residential Development Site is the presence of near-surface compressible soils. On-site native soils consist of surficial topsoil/colluvium/alluvium and are not considered suitable for support of fill or structural loads. The geotechnical evaluation recommends remedial removal of soils to a depth of five feet below existing grades. Accordingly, these materials would require removal to competent alluvial deposit soils and replacement with properly compacted fill.[104]

As discussed in Section 5.7.1.a, development of the Residential Development Site would be required to comply with all applicable CBC, City standards, and recommendations of the *Preliminary Geotechnical Evaluation* report pursuant to **Mitigation Measure GEO-1**. Specifically, implementation of **Mitigation Measure GEO-1** would ensure over excavation and establishment of a sufficient layer

[103] Loose to medium dense, fine- to coarse-grained gravelly sands with 10 to 55 percent gravel and cobbles on the order of 8 to 12 inches in size. Minor small boulders were locally encountered. Within the southern portion of the project site, concentrations of cobbles and boulders decreased substantially. While the deeper alluvium was generally observed to be medium to very dense, zones of low density and/or porous soils were observed within the upper 4 to 5 feet in test pits.

[104] Petra Geosciences. *Preliminary Geotechnical Evaluation District Property 1, 28.7 Acres on Knox Avenue North of Walnut Street and South of S. Highland Avenue, City of Fontana, San Bernardino County, California*. Page 12. August 16, 2023.

of engineered fill or densified soil is prepared beneath any proposed structural footings/foundations. With implementation of **Mitigation Measure GEO-1**, soils would be sufficiently compacted and densified during construction to bear the weight of proposed on-site structure, which would stabilize soils and prevent subsidence and/or collapse from occurring on-site. Therefore, impacts from subsidence and/or collapse would be reduced to **less than significant with mitigation incorporated**.

Upzone Properties: The California Geologic Survey has not formally evaluated the Upzone Properties for liquefaction or seismic landslide hazards.[105] Based on the General Plan EIR, soils in the City, including the Upzone Properties, are characterized with alluvial deposits and floodplain soils, underlain by the relatively young (Holocene and late Pleistocene) deposits of the Lytle Creek alluvial fan. These deposits primarily consist of unconsolidated, gray, cobbly and boulder-like alluvium. In the southern reaches, the deposits are relatively fine-grained (pebbly and cobbly).

Although there is potential for liquefaction, settlement, and/or landslides to occur at the Upzone Properties, especially given their location at the foothills of the Jurupa Hills and their range in topography, compliance with federal, State, and local regulations would minimize the risks associated with these potential occurrences. Future development on the Upzone Properties would be subject to site- and project-specific geotechnical studies. These site- and project-specific geotechnical studies would identify and minimize risks related to unstable soils and ensure geotechnical recommendations are incorporated into construction plans and project designs in accordance with the CBC in effect at the time development is proposed. Upon implementation of **Mitigation Measure GEO-2**, impacts related to unstable geologic conditions would be **less than significant with mitigation incorporated.**

Significance Conclusion: With incorporation of project-specific and programmatic mitigation, future development on both the Residential Development Site and the Upzone Properties would adhere to the applicable CBC standards, therefore, reducing the level of impact to less than **less than significant with mitigation incorporated**.

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?

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

Near-surface soils on the Residential Development Site encountered during the field investigation were considered non-expansive.[106] As discussed in Section 5.7.1.a, development of the Residential Development Site would be required to occur in accordance with all applicable CBC, City standards, and recommendations of the project-specific geotechnical report pursuant to **Mitigation Measure**

[105] California Department of Conservation. *Earthquake Zones of Required Investigation*. https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed April 2, 2025).

[106] *Ibid.* Page 18.

GEO-1, which would ensure over excavation and establishment of a sufficient layer of engineered fill or densified soil is prepared beneath any proposed structural footings/foundations. Therefore, implementation of **Mitigation Measure GEO-1** would ensure that impacts from expansive soils would not occur, and development of the Residential Development Site would not create substantial direct or indirect risks to life or property. As such, impacts would be **less than significant with mitigation incorporated**.

Upzone Properties: Based on the General Plan EIR, soils in the City, including the Upzone Properties, are characterized with alluvial deposits and floodplain soils, underlain by the relatively young (Holocene and late Pleistocene) deposits of the Lytle Creek alluvial fan. These deposits primarily consist of unconsolidated, gray, cobbly and boulder-like alluvium. In the southern reaches, the deposits are relatively fine-grained (pebbly and cobbly). While the General Plan EIR determined that these soils have a low risk of expansion, development of the Upzone Properties would require site- and project-specific evaluation per **Mitigation Measure GEO-2**. Development of the Upzone Properties pursuant to the CBC standards and the recommendations of any site- and project-specific geotechnical evaluation would ensure impacts are **less than significant with mitigation incorporated**.

Significance Conclusion With incorporation of project-specific and programmatic mitigation, future development on both the Residential Development Site and the Upzone Properties would adhere to the applicable CBC standards, therefore, reducing the level of impact to less than **less than significant with mitigation incorporated**.

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

Residential Development Site: The Residential Development Site would connect to the municipal wastewater collection system along Foothill Boulevard, and no septic systems are proposed. Therefore, **no impact** related to the septic system or alternative wastewater disposal systems would occur. Mitigation is not required.

Upzone Properties: No development on the Upzone Properties is planned at this time. Subsequent development would develop wastewater conveyance systems, connecting to the City's existing wastewater conveyance and treatment system(s). As no septic or alternative wastewater disposal systems would be installed during subsequent development of the Upzone Properties, **no impact** would occur.

Significance Conclusion: As development on the Residential Development Site and the Upzone Properties would not utilize septic or alternative wastewater disposal systems, **no impact** would occur.

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

Residential Development Site: The Residential Development Site exhibits level topography, covered by a 0.5- to 2.0-foot layer of topsoil overlaying young alluvium, which generally consisting of loose, dry, silty sands with minor gravel in the upper 0.5 to 3.0 feet. Below this depth, native alluvial soils consisting of loose to medium dense gravelly sands.[107,]

Generally, Holocene sediments are too young to contain paleontological resources, but they are possibly underlain by Pleistocene sediments, which have yielded significant paleontological resources elsewhere in San Bernardino, Riverside, Los Angeles, and Orange Counties. Although Holocene (less than 11,700 years ago) deposits can contain remains of plants and animals, only those from the middle to early Holocene (4,200 to 11,700 years ago) are considered scientifically important, and fossils from this time interval are not very common. Therefore, young alluvial fan deposits (Unit 5) (less than 4,200 years ago) are assigned a low paleontological sensitivity.

The City's General Plan EIR (Section 5.4.1.5) states, "…Pleistocene older fan deposits exposed at surface levels that have been mapped along the western area of the City near the intersection of I-15 and I-210 and also in the southwestern areas of the City. . .Within these Pleistocene older Deposits, the potential for paleontological resources is considered to be high. Paleontological resources, including the remains of a saber-tooth cat, have been recovered in the southwest area and many fossils that include Pleistocene mega-faunal (e.g. mammoth, camels, horses have been recovered from the Jurupa Basin area near the intersection of Jurupa Avenue and Mulberry Avenue within the City of Fontana."[108] These areas are located 1.75 miles west and 6.25 miles southwest of the Residential Development Site, respectively.

Due to the Residential Development Site's location, development of the project has a low potential to encounter significant paleontological resources during project construction. Although development of the project has a low potential to encounter scientifically significant paleontological resources during project construction, implementation of **Mitigation Measure GEO-3** would ensure that impacts to unanticipated paleontological resources encountered during project development would be reduced to **less than significant with mitigation incorporated**.

Mitigation Measures. The following mitigation measure is required to reduce potentially significant impacts on paleontological resources to less than significant levels.

Mitigation Measure GEO-3: During construction activities, in the event that paleontological resources are encountered, work in the immediate area of the discovery shall be halted, and a professional paleontologist who meets the qualifications established by the Society of Vertebrae Paleontology shall be retained to assess the discovery. The qualified professional paleontologist shall make recommendations regarding the treatment and disposition of the discovered resources, as well as the need for subsequent paleontological monitoring; collection of observed resources; preservation, stabilization, and identification of

[107] *Ibid.* Pages 4-5.

[108] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099.* Page 5.1-6. June 8, 2018.

collected resources; curation of scientifically significant resources into a museum repository; and preparation of a monitoring report of findings. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director, or designee.

With implementation of **Mitigation Measure GEO-3** impacts to unanticipated paleontological resources encountered during project development would be reduced to **less than significant with mitigation incorporated**.

Upzone Properties: The Upzone Properties are located in an area underlain by old alluvial-fan deposits (Qof2), Unit 2 (late to middle Pleistocene).[109] As is typical for programmatic analyses, future development that may occur on the Upzone Properties would undergo project-specific environmental review under CEQA to evaluate project-level impacts relative to paleontological resources. Accordingly, **Mitigation Measures GEO-4 and GEO-5** are prescribed for the proposed upzone action.

Mitigation Measures. The following mitigation measures are required to reduce potentially significant impacts to paleontological resources to less than significant levels.

Mitigation Measure GEO-4: A qualified paleontologist shall conduct a pre-construction field survey of any project site within the Upzone Properties that is underlain by older alluvium. The paleontologist shall submit a report of findings that provides specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate.

Mitigation Measure GEO-5: Should mitigation monitoring of paleontological resources be recommended for a specific project within the project site, the program shall include, but not be limited to, the following measures:

- Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.
- Should fossils be found within an area being cleared or graded, earth-disturbing activities shall be diverted elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor shalt immediately divert construction and notify the monitor of the find.
- All recovered fossils shall be prepared, identified, and curated for documentation in the summary report and transferred to

[109] United States Geological Survey. *Preliminary Geologic Map of the Fontana 7.5' Quadrangle, San Bernardino and Riverside Counties, California.* 1977-78, 1990-99.

an appropriate depository (i.e., San Bernardino County Museum).

- A summary report shall be submitted to City of Fontana. Collected specimens shall be transferred with copy of report to San Bernardino County Museum.

Future development on the Upzone Properties would be subject to site- and project-specific paleontological studies; therefore, with the implementation of **Mitigation Measures GEO-2 and GEO-3** impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: Implementation of **Mitigation Measures GEO-2 and GEO-3** would ensure potential impacts to paleontological resources that may result from development of the residential development are less than significant with mitigation incorporated. Future development of the Upzone Properties would be subject to **Mitigation Measures GEO-4 and GEO-5**, reducing the level of impact that may result subsequent development to **less than significant with mitigation incorporated**.

5.8 GREENHOUSE GAS EMISSIONS

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

Greenhouse gases (GHGs) are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced global climate change are:

- Carbon dioxide (CO_2);
- Methane (CH_4);
- Nitrous oxide (N_2O);
- Hydrofluorocarbons (HFCs);
- Perfluorocarbons (PFCs); and
- Sulfur hexafluoride (SF_6).

Over the last 200 years, humans have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, believed to be causing global warming. While manmade GHGs include naturally occurring GHGs such as CO_2, methane, and N_2O, some gases, like HFCs, PFCs, and SF_6 are completely new to the atmosphere.

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time, contributing to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

These gases vary considerably in terms of Global Warming Potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO_2, the most abundant GHG; the definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO_2 over a specified time period. GHG emissions are typically measured in terms of pounds or tons of "CO_2 equivalents" (CO_2e).

The following analysis is based in part on the *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California*, ECORP Consulting, Inc., October 2024,[110] which is included as Appendix B to this Initial Study.

5.8.1 Impact Analysis

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

Residential Development Site: This section discusses the project's impacts related to the release of GHG emissions for the construction and operational phases of the Residential Development Site. Construction and operational GHG emissions were estimated using CalEEMod outputs used in the Air Quality analysis (refer to Appendix B) as described in Section 5.3, Air Quality.

State CEQA Guidelines Section 15064(b) provides that the "determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data," and further states that an "ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting."

Appendix G of the State CEQA Guidelines includes significance thresholds for GHG emissions. A project would normally have a significant effect on the environment if it would do either of the following:

- 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 the emissions of GHGs.

Currently, there is no Statewide GHG emissions threshold that has been used to determine the potential GHG emissions impacts of a project. Threshold methodology and thresholds are currently developed and revised by air districts in California.

To provide guidance to local lead agencies on determining significance for GHG emissions in their CEQA documents, the SCAQMD convened a GHG CEQA Significance Threshold Working Group (Working Group). The Working Group was formed to assist the SCAQMD's efforts to develop a GHG significance threshold and is composed of a wide variety of stakeholders including the State OPR, CARB, the Attorney General's Office, a variety of city and county planning departments in the South Coast Air Basin, various utilities such as sanitation and power companies throughout the basin, industry groups, and environmental and professional organizations. The Working Group has identified a tiered approach for evaluating GHG emissions for development projects where SCAQMD is not the lead agency:

[110] ECORP Consulting, Inc. *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California.* October 2024.

- **Tier 1.** If a project is exempt from CEQA, project-level and cumulative GHG emissions are less than significant.

- **Tier 2.** If the project complies with a GHG emissions reduction plan or mitigation program that avoids or substantially reduces GHG emissions in the project's geographic area (i.e., city or county), project-level and cumulative GHG emissions are less than significant.

- **Tier 3.** If GHG emissions are less than the screening-level threshold, project-level and cumulative GHG emissions are less than significant. For projects that are not exempt or where no qualifying GHG reduction plans are directly applicable, SCAQMD requires an assessment of GHG emissions. SCAQMD, under Option 1, is proposing a "bright-line" screening-level threshold of 3,000 metric tons (MT) of CO_2e (or MT CO_2e) per year (MT CO_2e/year) for all land use types or, under Option 2, the following land use-specific thresholds: 1,400 MT CO_2e for commercial projects; 3,500 MT CO_2e for residential projects; or 3,000 MT CO_2e for mixed-use projects. This bright-line threshold is based on a review of the Office of Planning and Research (OPR) database of CEQA projects. Based on their review of 711 CEQA projects, 90 percent of CEQA projects would exceed the bright-line thresholds identified above. Therefore, projects that do not exceed the bright-line threshold would have a nominal and therefore less than cumulatively considerable impact on GHG emissions. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.

- **Tier 4.** The purpose of Tier 4 is to provide a means of determining significance relative to GHG emissions for very large projects that include design features and/or other measures to mitigate GHG emissions to the maximum extent feasible, but residual GHG emissions still exceed the interim Tier 3 screening levels. In this situation, since no additional project-related GHG emission reductions are feasible, staff is considering whether it is reasonable to consider that residual emissions are not significant. The intent of the Tier 4 compliance options is to encourage large projects to implement the maximum feasible GHG reduction measures instead of shifting to multiple smaller projects that may forego some design efficiencies that can more easily be incorporated into large projects than small projects. CARB's interim GHG significance threshold proposal incorporates a similar, but modified approach for determining GHG significance along with other suggested approaches that may have merit to consider and incorporate into AQMD staff's recommended -7- interim proposal. There are also policy and legal questions that need to be further resolved before adopting such an approach.

- **Tier 5.** Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

These SCAQMD thresholds were developed based on substantial evidence that such thresholds represent quantitative levels of GHG emissions, compliance with which means that the environmental impact of the GHG emissions would not be cumulatively considerable under CEQA. For the purpose of this analysis, development of the Residential Development Site has been compared to the threshold of 3,000 MT CO_2e/year for all land use types. The Residential Development Site has also been evaluated for compliance with the General Plan, 2022 Scoping Plan, and SCAG's RTP/SCS.

Construction Activities. Construction activities associated with the Residential Development Site would produce combustion emissions from various sources. During construction, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO_2, CH_4, and N_2O. Furthermore, CH_4 is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

Development of the Residential Development Site would generate approximately 2,462 metric tons (MT) of CO2e over the course of construction. SCAQMD and the City do not provide a separate GHG significance threshold for construction emissions; rather, consistent with SCAQMD guidance, construction emissions area amortized over 30 years (a typical project lifetime), added to the project operational emissions, and that total compared to the GHG significance threshold. As detailed in Table 5.8.A, the amortized construction emissions would be approximately 82 MT CO_2e per year. In accordance with SAQMD's guidance, Table 5.8.B below shows the amortized construction emissions added to the Residential Development Site operational emissions, and the total emissions are compared to the SCAQMD's 3,000 MT CO_2e/year threshold for all land use types to evaluate the Residential Development Site's operational emissions impact, as discussed below.

Table 5.8.A: Construction-Related Greenhouse Gas Emissions (Residential Development Site)

Emission Source	CO2e (metric tons/year)
Construction – Year One	647
Construction – Year Two	1,184
Construction – Year Three	631
Total Construction Emissions	**2,462**
Amortized Annual Emissions (30 years)	**82**

Source: Tables 3-2 and 3-3, *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California*, ECORP Consulting, Inc., October 2024. (Appendix B)
Note: Project construction generated GHG emissions were calculated using CalEEMod model defaults for San Bernardino County.
CO_2e = carbon dioxide equivalent

Operational GHG Emissions. Long-term GHG emissions are typically generated from mobile sources (e.g., cars, trucks, and buses), area sources (e.g., maintenance activities and landscaping), indirect emissions from sources associated with energy consumption, waste sources (land filling and waste disposal), and water sources (water supply and conveyance, treatment, and distribution). Mobile-source GHG emissions would include project-generated vehicle and truck trips to and from the Residential Development Site. Area-source emissions would be associated with activities such as landscaping and maintenance on the Residential Development Site. Waste source emissions generated by the Residential Development Site include energy generated by land filling and other methods of disposal related to transporting and managing project-generated waste. Operational GHG emissions associated with the Residential Development Site are identified in Table 5.8.B.

Table 5.8.B: Operational-Related Greenhouse Gas Emissions (Residential Development Site)

Emission Source	CO2e (metric tons/year)
Construction (Amortized 30 years) (per Table 5.8.A)	82
Mobile	3,133
Area	7
Energy	702
Water	42
Waste	92
Refrigeration	1
Total Construction Emissions	**4,059**
GHG Emissions Plan and SCAQMD Numeric Significance Threshold	3,000
Threshold Exceeded	**Yes**

Source: Table 3-3, *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California*, ECORP Consulting, Inc. October 2024. (Appendix B)
Note: Project construction generated GHG emissions were calculated using CalEEMod model defaults for San Bernardino County.
CO_2e = carbon dioxide equivalent

As identified in Table 5.8.B, the development of the Residential Development Site (construction and operational activities) would generate 4,059 MT CO_2e/yr. This volume of emissions exceeds the SCAQMD's 3,000 MT CO_2e/year threshold for all land use types; therefore, development of the Residential Development Site is next evaluated against SCAQMD's Tier 4 efficiency-based threshold of 3.0 metric tons of CO_2e per project service population (project employees + project population) per year by the year 2035.

The SCAQMD efficiency-based threshold describes an efficiency limit using "per service population" applicable to both residential land uses and employment-oriented land uses. The per capita or per service population metrics represent the rates of emissions needed to achieve a fair share of the State's emission reduction mandate. The use of "fair share" in this instance indicates the GHG efficiency level that, if applied statewide or to a defined geographic area, would meet post-2020 emissions targets. The intent of AB 32 and SB 32 is to accommodate population and economic growth in California but do so in a way that achieves a lower rate of GHG emissions, as evidenced in CARB's Scoping Plan. If projects can achieve targeted rates of emissions per the sum of residents plus jobs (i.e., service population), California can accommodate expected population growth and achieve economic development objectives, while also abiding by the AB 32 Scoping Plan's emissions target and future post-2020 targets.

The majority of people that would be visiting the Residential Development Site would be residents living within one of 393 residential dwelling units. The following steps are considered to estimate the number of residents who visit the site:

- The project includes development of 393 residential units. According to the California Department of Finance, households in the City average 3.7 occupants. Thus, development of the Residential Development Site would generate approximately 1,454 residents.

As shown in Table 5.8.C, dividing the GHG emissions per service population yields a metric ton per service population ratio of 2.79, which is below the SCAQMD's SCAQMD Tier 4 efficiency-based significance threshold of 3.0.

Table 5.8.C: Residential Development Site Greenhouse Gas Emissions per Service Population

Per Capita Emissions	Project Emissions (CO_2e metric tons/year)	Service Population Increase (Residents)	CO_2e metric tons per Service Population per year	SCAQMD Threshold	Exceed Threshold?
Residential Development Site Build Out	4,059	1,454	2.79	3.0	**No**

Source: Table 3-4, *Air Quality & Greenhouse Gas Emissions Assessment, Walnut Property Project, Fontana, California*, ECORP Consulting, Inc. October 2024. (Appendix B)
Note: Project construction generated GHG emissions were calculated using CalEEMod model defaults for San Bernardino County.
CO_2e = carbon dioxide equivalent

As shown in Table 5.8.C, development of the Residential Development Site would not generate GHG emissions in excess of the SCAQMD Tier 4 efficiency-based significance threshold and therefore would have a **less than significant** individual and cumulative impact for GHG emissions.

Upzone Properties: Although the proposed upzone action would accommodate a higher density of residential development, no construction activities or development projects are currently proposed. As required in subsequent project-specific analyses, mitigation would be identified to reduce the significance of project-specific GHG emissions that exceed applicable thresholds established by the SCAQMD. Accordingly, **Mitigation Measure GHG-1** is prescribed for the proposed upzone action.

Mitigation Measure. The following mitigation measure is required to reduce potentially significant impacts from GHG emissions to less than significant levels.

Mitigation Measure GHG-1: Prior to issuance of demolition, grading, and/or building permits for any development on the Upzone Properties, the applicant of said development shall provide evidence to the City of Fontana (City) that project-specific Greenhouse Gas Emissions Analyses have been completed for said developments. Project applicants shall further demonstrate, subject to review and approval of the City, the emissions reduction measures (if any) identified in the Greenhouse Gas Emissions Analysis have been fully incorporated into the design of structures proposed on the Upzone Properties to the extent greenhouse gas (GHG) emissions are reduced to at or below South Coast Air Quality Management District (SCAQMD) standards in effect at the time each project-specific development is proposed. If necessary to ensure that project-level emissions would not exceed SCAQMD thresholds, future projects would be implemented in phases.

Emissions reduction measures shall require proposed buildings within Upzone Properties site to be all electric, with electricity to be the only permanent source of energy for all nonemergency building energy needs, including but not limited to water heating; mechanical equipment; and heating, ventilation, and air conditioning (HVAC) (i.e., space-heating and space cooling). All major appliances (e.g., dishwashers, refrigerators, and water heaters) provided/installed shall be electric-powered EnergyStar certified or an equivalent energy efficiency where applicable. Prior to issuance of building permits for development projects, applicants shall provide plans that show the aforementioned requirements to the City of Fontana Planning Department. Prior to issuance of the certificate of occupancy, the City of Fontana Building Department shall verify installation of the electric-powered EnergyStar or equivalent appliances.

In addition, the City of Fontana shall require proposed buildings and parking areas within the Upzone Properties to include on-site renewable energy generation systems.

Proposed buildings shall include photovoltaic (PV) and battery energy storage systems compliant with the Prescriptive Requirements of the California Building Standards Code, Part 6, California Energy Code. Proposed buildings may substitute alternative renewable energy generation technology (e.g., wind) for PV systems; however, that alternative generation technology system shall be sized to provide annual electricity equal to what would be provided by a PV system for that building compliant with the Prescriptive Requirements of the California Building Standards Code, Part 6, California Energy Code.

Proposed parking areas shall include a PV system or alternative renewable energy generation system (e.g., wind) to help offset electricity demand generated by electric vehicle charging. Prior to issuance of building permits for development projects, applicants shall provide plans that show the aforementioned requirements to the City of Fontana Planning Department.

Prior to issuance of the certificate of occupancy, the City of Fontana Building Department shall verify installation of the PV and battery energy storage systems or alternative renewable energy generation systems.

Implementation of **Mitigation Measure GHG-1** would ensure future developments that may occur on the Upzone Properties must undergo project-specific environmental review under CEQA to evaluate project-level impacts related to GHG emissions and incorporate, as necessary, emissions reduction

measures to reduce GHG emissions to below construction and/or operational significance thresholds established by the SCAQMD. Impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: Development of the Residential Development Site would not generate GHG emissions in excess of the SCAQMD Tier 4 efficiency-based significance threshold and therefore would have a less than significant individual and cumulative impact for GHG emissions. Future development of the Upzone Properties would be subject to the SCAQMD Tier 4 efficiency-based significance threshold and therefore would have a **less than significant** individual and cumulative impact for GHG emissions.

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

Residential Development Site: The Residential Development Site was analyzed for consistency with the goals of the City General Plan, 2022 Scoping Plan, and the SCAG 2024–2050 RTP/SCS.

General Plan. Chapter 12, *Sustainability and Resilience* of the City General Plan Update includes several goals designed help the City meet the State's 2030 GHG reduction goal of 40 percent below 1990 levels pursuant to Senate Bill 32.[111] The majority of these goals are designed to be implemented citywide by the City, but select goals are applicable to site- and project-specific developments such as the Residential Development Site:

Goal #5. Green building techniques are used in new development and retrofits.

Policy 1. Promote green building through guidelines, awards, and nonfinancial incentives.

Goal #6. Fontana is a leader energy-efficient development and retrofits.

Policy 1. Promote energy-efficient development in Fontana.

Policy 2. Meet or exceed State goals for energy-efficient new construction.

Goal #7. Conservation of water resources with best practices such as drought-tolerant plant species, recycled water, greywater systems, has become a way of life in Fontana.

Policy 1. Continue to promote and implement best practices to conserve water.

Development of the Residential Development Site includes a Zone Change to rezone the site from R-4 (24.1 – 39.0 du/ac) to R-3 (12.1 – 24.0 du/ac), which reduces the number of residential units that could be developed on-site. Under the proposed R-3 zone (12.1 – 24.0 du/ac), using the mid-range density 18.05 du/ac), approximately 551 units could be developed; therefore, the proposed rezoning of the site would result in a reduction of residential intensity of approximately 412 units. The programmatic GHG reduction goals designed for City-wide implementation inherently reduce the GHG contribution of the Residential Development Site because the proposed physical development component of the project is less intense than anticipated in the City General Plan, zoning ordinance, and City growth projections and shall be developed in accordance with the latest edition of Title

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

24/CBC and CALGreen Code pursuant to Article XVIII (California Green Building Standards Code) of the City Municipal Code.

The California Energy Code and CALGreen Code (California Code of Regulations, Title 24, Parts 6 and 11, respectively), set performance standards for residential development to reduce environmental impacts and encourage sustainable construction practices. The CALGreen Code addresses energy efficiency, water conservation, materials conservation, planning and design, and overall environmental quality.

The 2022 Building Energy Efficiency Standards requires the installation of solar photovoltaic (solar PV) system requirements for all newly constructed single-family and multi-family building. Section 150.0(s) of the California Energy Code further specifies that plans for new single-family residential development must be Energy Storage System (ESS) ready. Section 160.9 of the 2022 Energy Code provides mandatory requirements for "electric ready" construction in individual dwelling units, including provisions to provide wiring/conduit/electric panel space to accommodate heat pumps (cooling/heating and water heating), electric cooktops, and electric clothes dryers in individual units. The installation of "electric ready" construction would facilitate the future electrification of development, thereby, decreasing the demand for natural gas for heating/cooking.

Development of the Residential Development Site would be required to occur in accordance with all federal, State, and local requirements for energy efficiency, including current Title 24, California Energy Code and CALGreen standards, which establish minimum standards related to various building features, including solar roof, electric vehicle charging capacity, appliances, water and space heating and cooling equipment, building insulation and roofing, electrification, and lighting, which would reduce energy usage. In addition, proposed new development would be constructed using energy efficient modern building materials and construction practices, and the Residential Development Site also would include new modern appliances and equipment in accordance with the Appliance Efficiency Regulations (Title 20, CCR Sections 1601 through 1608). Development of the Residential Development Site would occur in accordance with these regulations, and future development of the proposed Upzone Properties would be subject to design review by the City's Design Review Committee to ensure projects are proposed in accordance with the applicable Title 24, California Energy Code, and CALGreen standards in effect at the time applications are submitted to the City.

As detailed in Section 5.6.1.b, compliance with the latest edition of Title 24/CBC and CALGreen Code for energy and water conservation is required for all development projects as a matter of City and State policy. Through implementation of Title 24/CBC and CALGreen Code, the Residential Development Site would be developed in accordance with Goal 5 (Policy 1), Goal 6 (Policy 1 and Policy 2), and Goal 7 (Policy 1) outlined in Chapter 12, *Sustainability and Resilience* of the City General Plan Update for purposes of reducing GHG emissions.

Scoping Plan. Executive Order (EO) B-30-15 added the immediate target of reducing GHG emissions to 40 percent below 1990 levels by 2030. Senate Bill 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reductions target of at least 40 percent below

1990 levels by 2030 contained in EO B-30-15.[112] The 2022 Scoping Plan assesses progress toward the statutory 2030 target, while laying out a path to achieving carbon neutrality no later than 2045. The 2022 Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. The measures applicable to the Residential Development Site include energy efficiency measures, water conservation and efficiency measures, and transportation and motor vehicle measures, as discussed below.

Development of the Residential Development Site would not impede the State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan. Development of the Residential Development Site would be required to occur in accordance with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan and is subject to applicable provisions of the California Energy Code and California Green Building Code, which, as discussed above, identify minimum standards related to various building features, including solar roof, electric vehicle charging capacity; appliances; water and space heating/cooling equipment; building insulation and roofing; residential electrification; and lighting. These measures are designed to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. With implementation of the green building practices described above, development of the Residential Development Site would not impede the State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan.

Water conservation and efficiency measures are intended to continue efficiency programs and use cleaner energy sources to move and treat water. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. As noted above, the proposed project would be required to comply with the latest Title 24 standards of the California Code of Regulations (CCR), which include a variety of different measures, including reduction of wastewater and water use. Therefore, development of the Residential Development Site would not conflict with water conservation and efficiency measures.

The goal of transportation and motor vehicle measures is to develop regional GHG emissions reduction targets for passenger vehicles. The second phase of Pavley standards is expected to reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a three percent decrease in average vehicle emissions for all vehicles by 2020. Vehicles traveling to the Residential Development Site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. Development of the Residential Development Site would also occur in accordance with the following additional transportation sector policies (through vehicle manufacturer compliance): Advanced Clean Cars II, Advanced Clean Trucks, Advanced Clean Fleets, Zero Emission Forklifts, the Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, In-use Off-Road Diesel-Fueled Fleets Regulation, Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, Amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulation, carbon pricing through the Cap-and-Trade Program, and the Low Carbon Fuel Standard. Therefore,

[112] The companion bill to SB 32, AB 197, provides additional direction to the CARB related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197 intended to provide easier public access to air emissions data that are collected by CARB was posted in December 2016.

the proposed project would not conflict with the identified transportation and motor vehicle measures.

As such, development of the Residential Development Site would not conflict with implementation of the State's Scoping Plan.

2024–2050 RTP/SCS. SCAG's RTP/SCS identifies that land use strategies that focus on new housing and job growth in areas served by high quality transit and other opportunity areas would be consistent with a land use development pattern that supports and complements the proposed transportation network. The core vision in the 2024–2050 RTP/SCS is to apply a holistic approach to design management strategies that better manage the existing transportation system, integrate land use decisions and technological advancements, create complete streets that are safe to all roadway users, preserve the transportation system, and expand transit and foster development in transit-oriented communities.

SCAG maintains a goal to achieve the region's GHG reduction target of 19 percent below 2005 per capita emissions levels by 2035.[113] To reduce GHG emissions in the SCAG region, the 2024–2050 RTP/SCS promotes projects to help more efficiently distribute population, housing, and employment growth, as well as forecast development that is generally consistent with regional-level general plan data. Implementing SCAG's RTP/SCS would greatly reduce the regional GHG emissions from transportation, helping to achieve local and statewide emissions reduction targets. The City's General Plan Land Use, and Zoning, and Urban Design Element currently designates the Residential Development Site "R-MFMH" (Multi-Family Medium/High Residential.) The Residential Development Site includes a General Plan Amendment (GPA) to change the site's land use designation to "R-MF" (Multi-Family Residential), which reduces the number of residential units that could be developed per acre on-site. As such, the number of persons residing on-site, and the number of mobile (vehicle trips) and stationary emission sources would be correspondingly reduced. These changes would result in a proportional reduction in the volume of criteria pollutants emitted from on-site uses. As the Residential Development Site would be developed at a lower residential density, the proposed project would not exceed the population or job growth projections; therefore, the project would not result in growth in the area or City beyond that which was planned for by SCAG.

The Residential Development Site is located approximately 0.4 mile from Omnitrans Routes 10 and 67, which provide access to regional commuter and local light rail (via stops at the Fontana Metrolink and San Bernardino Transit Stations); and would extend sidewalks on the northern boundary of the site, thereby promoting the development of residential uses to accommodate pedestrian activity[114] and use of alternative modes of transportation.

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113 Southern California Association of Governments. *Connect SoCal, a Plan for Navigating to a Brighter Future. 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy.* Pages 97, 187, and 225. Adopted April 4, 2024.

114 Average walking speed ranges from 3.0 mile per hour (mph) for those aged 30 and younger to 2.1 mph for persons aged 65+. Based on these ranges, the walk from the project site on Walnut Street to the nearest bus stops may range from 8 to 11 minutes in duration. (see: Medical News Today. *Average Walking Speed by Age*. https://www.medicalnewstoday.com/articles/average-walking-speed#average-speed-by-age (accessed: February 25, 2025).

The project would not interfere with SCAG's ability to implement the regional strategies, such as expanding transit and fostering development in transit-oriented communities, outlined in the 2024-2050 RTP/SCS; therefore, the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts would be **less than significant**, and mitigation is not required.

Upzone Properties: The residential development potential for the Upzone Properties would increase from approximately 264 units under the existing zone[115] to approximately 1,770 units under the proposed zone[116] which would increase the residential development potential of the Upzone Properties by approximately 1,506 units. The Upzone Propoerties are currenty undeveloped and therefore contain zero resudential uses. The proposed upzone action therefore is expected to increase GHG emissions through construction and operation of approximately 1,770 residential units at full buildout, which would result in a corresponding increase in GHG emissions from mobile sources (e.g., cars, trucks, and buses), area sources (e.g., maintenance activities and landscaping), indirect emissions from sources associated with energy consumption, waste sources (land filling and waste disposal), and water sources (water supply and conveyance, treatment, and distribution). Accordingly, **Mitigation Measure GHG-1** is prescribed to ensure future developments that may occur on the Upzone Properties must undergo project-specific environmental review under CEQA to evaluate project-level impacts related to GHG emissions and incorporate, as necessary, emissions reduction measures to reduce GHG emissions to below construction and/or operational significance thresholds established by the SCAQMD.

The proposed upzone action was analyzed for consistency with the goals of the City General Plan, 2022 Scoping Plan, and the SCAG 2024–2050 RTP/SCS.

General Plan. Compliance with the latest edition of Title 24/CBC and CALGreen Code for energy and water conservation is required for all development projects as a matter of City and State policy. Through implementation of **Mitigation Measure GHG-1,** future development of the Upzone Properties would include emissions reduction measures (if any) identified in project-specific Greenhouse Gas Emissions Analyses to be incorporated into the design of structures proposed on the Upzone Properties that would be designed and constructed in accordance with Title 24/CBC and CALGreen Code standards in effect at the time each project-specific development is proposed. As Title 24/CBC and CALGreen Code standards become increasingly more stringent in conjunction with improved technology for building efficiency, development of the Upzone Properties would occur in accordance with Goal 5 (Policy 1), Goal 6 (Policy 1 and Policy 2), and Goal 7 (Policy 1) outlined in Chapter 12, *Sustainability and Resilience* of the City General Plan Update for purposes of reducing GHG emissions. Future development of the proposed Upzone Properties would be subject to design review by the City's Design Review Committee to ensure projects are proposed in accordance with the applicable Title 24, California Energy Code, and CALGreen standards in effect at the time applications are submitted to the City.

Scoping Plan. As stated previously, the 2022 Scoping Plan assesses progress toward the statutory 2030 target, while laying out a path to achieving carbon neutrality no later than 2045. The 2022

[115] Average density of 4.7 du/ac x 56.1 acres = 264 units.
[116] Average density of 31.55 du/ac x 56.1 acres = 1,770 units.

Scoping Plan focuses on outcomes needed to achieve carbon neutrality by assessing paths for clean technology, energy deployment, natural and working lands, and others, and is designed to meet the State's long-term climate objectives and support a range of economic, environmental, energy security, environmental justice, and public health priorities. However, no site-specific development actions or associated construction activities are currently proposed as part of the proposed upzone action at this time, and it is not known when any development applications would be proposed. As Title 24/CBC and CALGreen Code standards become increasingly more stringent in conjunction with improved technology for building efficiency, it is expected that future development of the Upzone Properties would result in more efficient residential uses than if the Upzone Properties were to be developed under current standards.

Development of the Upzone Properties would be required to occur in accordance with applicable current and future regulatory requirements promulgated through the 2022 Scoping Plan and is subject to applicable provisions of the California Energy Code and California Green Building Code, which, as discussed above, identify minimum standards related to various building features, including solar roof, electric vehicle charging capacity; appliances; water and space heating/cooling equipment; building insulation and roofing; residential electrification; and lighting. These measures are designed to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. With implementation of the green building practices described above, development of the Upzone Properties would not impede the State's progress towards carbon neutrality by 2045 under the 2022 Scoping Plan, as amended.

Water conservation and efficiency measures are intended to continue efficiency programs and use cleaner energy sources to move and treat water. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. As noted above, future development proposals on the Upzone Properties would be required to comply with the Title 24 standards of the CCR in effect at the time each development application is proposed. Title 24 standards include a variety of different measures, including reduction of wastewater and water use, and are becoming increasingly more stringent. Therefore, future development of the Upzone Properties would not conflict with water conservation and efficiency measures.

The goal of transportation and motor vehicle measures is to develop regional GHG emissions reduction targets for passenger vehicles. The second phase of Pavley standards is expected to reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a three percent decrease in average vehicle emissions for all vehicles by 2020. Vehicles traveling to the Upzone Properties would comply with the Pavley II (LEV III) Advanced Clean Cars Program, as amended. Future development of the Upzone Properties would also occur in accordance with the following increasingly stringent transportation sector policies (through vehicle manufacturer compliance): Advanced Clean Cars II, Advanced Clean Trucks, Advanced Clean Fleets, Zero Emission Forklifts, the Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, In-use Off-Road Diesel-Fueled Fleets Regulation, Off-Road Zero-Emission Targeted Manufacturer rule, Clean Off-Road Fleet Recognition Program, Amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulation, carbon pricing through the Cap-and-Trade Program, and the Low Carbon Fuel Standard. Therefore, the proposed project would not conflict with the identified transportation and motor vehicle measures.

As such, future development of the Upzone Properties would not conflict with implementation of the State's Scoping Plan.

2024–2050 RTP/SCS. As stated previously, SCAG maintains a goal to achieve the region's GHG reduction target of 19 percent below 2005 per capita emissions levels by 2035.[117] To reduce GHG emissions in the SCAG region, the 2024–2050 RTP/SCS promotes projects to help more efficiently distribute population, housing, and employment growth, as well as forecast development that is generally consistent with regional-level general plan data. Implementing SCAG's RTP/SCS would greatly reduce the regional GHG emissions from transportation, helping to achieve local and statewide emissions reduction targets. Overall, the proposed zone changes on the Residential Development Site and Upzone Properties would result in a net increase of approximately 936 dwelling units compared to existing zoning.[118] This increase would offset the loss of residential development potential assumed in the General Plan Housing Element for the Residential Development Site and ensure the retention of City-wide residential unit count consistent with the forecasts identified in the City's General Plan, General Plan Housing Element, and RHNA for the city. Furthermore, as detailed in Section 5.14.1.a, Fontana's share of the SCAG regional growth allocation is 17,519 new housing units to meet its RHNA allocation through 2029,[119] and the overall increase in city-wide residential development potential by 936 units would contribute to SCAG's regional growth allocation for the City's RHNA. In addition, the population in Fontana, according to the General Plan, is projected to increase to 280,000 by 2040.[120] Therefore, the General Plan population projection is thus far outpacing existing and forecasted population growth in the City. The proposed upzone action would help the City's supply of housing keep pace with projected population growth as analyzed in the General Plan. Therefore, the project is not expected to result in growth in the area or City beyond that which was planned for at General Plan buildout or by SCAG.

The Upzone Properties are located approximately 0.5 mile from Omnitrans Route 82, which provides access to regional commuter and local light rail (via stops at the Fontana Metrolink and Rancho Cucamonga Metrolink stations). Future development would be required to include pedestrian imprvements along the project ROW frontage, thereby promoting the development of residential uses to accommodate pedestrian activity.[121] Implementation of the proposed upzone action would increase the development density potential of the Upzone Properties, thereby increasing opportunities to use alternative modes of transportation, which addresses several key issues and implements policies of the 2024–2050 RTP/SCS that reduce vehicle miles traveled and associated GHG

[117] Southern California Association of Governments. *Connect SoCal, a Plan for Navigating to a Brighter Future. 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy.* Pages 97, 187, and 225. Adopted April 4, 2024.

[118] 1,506 unit increase on the Upzone Properties, minus 570 unit decrease on the Residential Development Site, equals 936 unit increase overall.

[119] City of Fontana. *Fontana 6th Cycle Housing Element Update*. Table 3-44. Adopted February 8, 2022.

[120] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099*. Page 5.11-1. June 8, 2018.

[121] Average walking speed ranges from 3.0 mile per hour (mph) for those aged 30 and younger to 2.1 mph for persons aged 65+. Based on these ranges, the walk from the project site on Walnut Street to the nearest bus stops may range from 8 to 11 minutes in duration. (see: Medical News Today. *Average Walking Speed by Age*. https://www.medicalnewstoday.com/articles/average-walking-speed#average-speed-by-age (accessed: February 25, 2025).

emissions without generating a substantial unanticipated increase in population. Impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: The project would not interfere with SCAG's ability to implement the regional strategies outlined in the 2024-2050 RTP/SCS, such as expanding transit and fostering development in transit-oriented communities; therefore, the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. With implementation of **Mitigation Measure GHG-1**, GHG impacts associated with the proposed upzone action would be **less than significant with mitigation incorporated.**

5.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
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?	☐	☒	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☒	☐	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☒	☐	☐

The information and analysis in this section is based in part on the Phase 1 Environmental Site Assessment (Phase 1 ESA) prepared for the Residential Development Site by Petra Geosciences dated February 10, 2025 (Appendix F).[122]

5.9.1 Impact Analysis

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

Residential Development Site: Development of the Residential Development Site has the potential to create a hazard to the public or environment through the routine transportation, use, and disposal of construction-related hazardous materials such as fuels, oils, solvents, and other materials. All hazardous materials must be disposed of in accordance with the federal, State, and local (San Bernardino County Department of Public Health and SCAQMD) regulations to safeguard the public from significant hazards during the disposal of hazardous materials.

[122] Petra Geosciences. *Update Phase 1 Environmental Site Assessment Fontana Walnut 393 Project.* February 10, 2025. (Appendix F).

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

Potential hazardous materials such as fuel, paint products, lubricants, solvents, and cleaning products may be used and/or stored on-site during construction of the Residential Development Site. These materials are typical of materials delivered to construction sites. During construction of the proposed development, only limited quantities of these materials are expected to be used during construction, so they are not considered hazardous to the public at large. Accordingly, the potential for the release of hazardous materials during construction would be low and, even if a release were to occur, it would not result in a significant hazard to the public, surrounding land uses, or environment due to the small quantities of these materials associated with construction. Therefore, impacts from the routine transport, use, or disposal of hazardous materials during construction would be **less than significant,** and mitigation is not required.

Operation. Residential operations and maintenance on the Residential Development Site would utilize relatively small amounts of hazardous materials, such as chemicals associated with heating and cooling systems, fuel for landscape equipment, solvents, cleaning products, pesticides/fertilizers, and other similar chemicals. These materials are substantially similar to household chemicals and solvents already in wide use in residential areas throughout the City and in the vicinity of the Residential Development Site. Individuals occupying the residential units are expected to use, store, and dispose of such materials in the manner prescribed by the manufacturers.

Any potential transport, use, and disposal of hazardous materials during project operation would be regulated by the San Bernardino County Fire Department, the Fontana Fire Protection District, and the California Occupational Safety and Health Administration. These regulations inherently safeguard life and property from the hazards of fire/explosion arising from the storage, handling, and disposal of hazardous substances, materials, and devices, as well as hazardous conditions due to the use or occupancy of buildings. Therefore, impacts from the routine transport, use, or disposal of hazardous materials during project operation would be **less than significant,** and mitigation is not required.

Upzone Properties: The project does not include the physical development of any residential structures; therefore, the project would not require the transport, storage, use, or disposal of any hazardous material at this time.

Construction. Similar to the Residential Development Site, the use of any such materials during the subsequent development of the Upzone Properties would be subject to similar local, State, and federal regulations. These materials are typical of materials delivered to construction sites. During construction of the proposed development, only limited quantities of these materials are

expected to be used during construction, so they are not considered hazardous to the public at large. Accordingly, the potential for the release of hazardous materials during construction would be low and, even if a release were to occur, it would not result in a significant hazard to the public, surrounding land uses, or environment due to the small quantities of these materials associated with construction. Therefore, impacts from the routine transport, use, or disposal of hazardous materials during construction would be **less than significant**.

Operation. Residential operations and maintenance as part of future development of the Upzone Properties would utilize relatively small amounts of hazardous materials, such as chemicals associated with heating and cooling systems, fuel for landscape equipment, solvents, cleaning products, pesticides/fertilizers, and other similar chemicals. These materials are substantially similar to household chemicals and solvents already in wide use in residential areas throughout the City and in the vicinity of the Upzone Properties. Individuals occupying the residential units would be expected to use, store, and dispose of such materials in the manner prescribed by the manufacturers.

The amount of potentially hazardous chemicals present on the Upzone Properties would be limited and would also occur in compliance with existing government regulations. Any potential transport, use, and disposal of hazardous materials during project operation would be regulated by the San Bernardino County Fire Department, the Fontana Fire Protection District, and the California Occupational Safety and Health Administration, which guards the public from the hazards of exposure arising from the storage, handling, and disposal of hazardous substances, materials, and devices, as well as hazardous conditions due to the use or occupancy of buildings. Adherence to these standard requirements reduce impacts relative to the routine transport, use, or disposal of hazardous materials to a **less than significant** level.

Significance Conclusion: Regulations established by local, State, and federal authorities would apply to the transport, use, and storage of hazardous materials during the construction and operation of uses on both the Residential Development Site and the Upzone Properties. As these regulations are standard requirements, adherence to said regulations would ensure impacts related to the routine transport, use, and disposal of hazardous materials remains **less than significant**.

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?

Residential Development Site: The site consists predominantly of vacant land except for a vacant portable structure and an occupied residence (6622 Knox Avenue) located in the northern portion of the site. The residence includes a one-story wood-frame home and attached garage, two wooden storage sheds, a plastic storage shed, and a smaller structure of unknown use. A number of concrete slabs were observed in the northern portion of the site. Brick wall fragments were observed in an irregular-shaped hole onsite near the southwest corner of the residence on the west side of Knox Avenue. An earthen berm was observed on the west side of Knox Avenue south of the residence, and

where the asphalt pavement ends. Vegetation management (i.e., discing) appeared to have been completed recently.[123]

Thin dry weeds were noted covering small mounds scattered throughout the site, which contained oversize boulders, concrete fragments, rock and concrete wall fragments, and/or tree stumps. A stockpile of dumped concrete and asphalt was also noted north of the fenced portable structure in the north portion of the site property. A dirt road continues off the southeastern paved portion of Knox Avenue to the east toward off-site residences. A chain link fence is located along the southern boundary with Walnut Street.

Very minor windblown trash was observed on the site. Debris along the eastern site boundary was limited to a localized pile of non-hazardous trash/debris likely associated with the off-site neighbor. Minor trash was observed inside the fence along Walnut Avenue and in the southwest corner of the property. A recent dumped pile of landscape waste and carpet was observed on Knox Avenue near the portable structure. A storm drain inlet grate was observed in the southwestern corner of the site. A partially buried headwall and two exposed storm drainpipes were observed at the north end of an asphalt pad in the north central portion of the site. Overhead power lines and pole mounted transformers were observed along the eastern site boundary. Pole mounted transformers appeared to be in good condition with no ground surface staining. What appeared to be a telephone/cable riser was observed near the southernmost pole with a transformer. Wooden poles with overhead lines were also observed along the northeastern portion of the site. Wooden power poles with transformers were also observed offsite along the improved east edge of Knox Avenue.

Based on historical records and a review of historical aerial photographs, the Residential Development Site appears to have been mostly undeveloped land with native vegetation from at least 1938 to the present. One or two buildings were noted in an aerial photograph within the northeastern portion of the site from at least 1949. The number increased to four by 1953. Previous consideration of the Residential Development Site for development of a middle school required testing of on-site soils for lead based paint (LBP), organochlorine pesticides (OCP), and polychlorinated bipheyls (PCB) in 2005 and 2008. All lead samples analyzed were below the DTSCs lead screening value for school sites. PCBs were not detected in soil samples beneath pole mounted transformers. OCP concentrations were "detected below levels of concern" and further testing was determined not necessary.[124] Since the survey, on-site soils have u*ndergone multiple episodes of weed abatement which have "mixed and homogenized any anthropogenic soil residues to low or very low levels that are below residential screening levels."*[125]

As detailed in Appendix F of this IS/MND, the Phase I ESA was prepared for the Residential Development Site in accordance with the standards and procedures outlined in the American Society for Testing and Materials E 1527-21, as applicable. The Phase I ESA included a literature review of local, state, and federal databases which evaluated the Residential Development Site and a one-mile radius encompassing the Residential Development Site for the purposes of identifying recognized

123 Petra Geosciences. *Update Phase 1 Environmental Site Assessment Fontana Walnut 393 Project.* Pages i and ii. February 10, 2025. (Appendix F).
124 *Ibid,* page 8.
125 *Ibid,* page 24.

environmental conditions or historical recognized environmental conditions[126]. A field assessment of the site was conducted on November 16, 2024.

No indication of above ground storage tanks or underground storage tanks have been or are currently located on the site. No evidence of drums, sumps, pits, pools, lagoons, or ground staining was identified within the Residential Development Site during the field assessment. Pole mounted transformers appeared to be in good condition with no ground surface staining. The October 2024 search of the various government agency databases did not identify violations or evaluative actions at the site and no evidence of an on-site REC, HREC, or CREC or a significant a significant risk to public health or safety on the Residential Development Site was observed.

Per the San Bernardino County Property Information Management System,[127] the existing residence (6622 Knox Avenue) was constructed in 1981, well after the lead-based paint ban in 1971. As such, no lead-based paint survey is recommended. No potential asbestos-containing materials (ACMs) were observed on the site during the field reconnaissance and no information was found which indicated the use, storage, or disposal of asbestos-containing materials on the site. Buildings historically located within the site have been removed with only concrete slabs and a few piles of concrete rubble remains. Highly weathered floor coverings were observed in a few locations. It appears roofing materials from the mobile classroom trailer has been partially removed with some fragments scattered near the trailer; however, the weathered flooring may be a source of ACM. An ACM survey was not conducted either for the portable structure or the existing dwelling located at 6622 Knox Avenue. Accordingly, **Mitigation Measure HAZ-1** has been identified to ensure asbestos is managed in accordance with applicable regulatory requirements.

Mitigation Measures. The following mitigation measures are required to reduce potentially significant impacts on hazardous materials that may be located in existing on-site structures or buried underground to less than significant levels.

Mitigation Measure HAZ-1: Prior to the removal/demolition of the portable structure and demolition of existing on-site residence and garage, the Project Applicant shall provide to the City for review and approval that an

[126] "Recognized environmental condition" (REC) means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.[126] "Historical Recognized environmental condition" (HREC) means an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a case closed letter or equivalent), this condition shall be considered a historical recognized environmental condition. "Controlled recognized environmental conditions" (CREC) are as a recognized environmental condition resulting from the past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (i.e., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

[127] San Bernardino County Property Information Management System, *APN 022805120000, Characteristics,* https://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX (accessed: February 18, 2025).

asbestos containing material (ACM) survey has been completed for the portable structure and the residence located at 6622 Knox Avenue. If no ACM is detected, no further mitigation is required.

In the event ACM is identified during the survey, the Project Applicant shall retain a Certified Asbestos Consultant to provide a construction and demolition plan with disposal tickets from a San Bernardino County Department of Public Works-Solid Waste Management Division-approved disposal facility. As required, the Certified Asbestos Consultant shall prepare and submit Asbestos Notification to the South Coast Air Quality Management District (SCAQMD) for air clearances. The Certified Asbestos Consultant shall prepare an asbestos disposal report for City review prior to final disposal. This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee, and/or Building and Safety Division, or designee.

On-site sewage (septic) systems may be present in proximity to the multiple concrete slabs observed in the northeastern portion of the Residential Development Site, the former residences at the northwest corner of Knox Avenue and South Highland Avenue, and in the former residence area in the southeast portion of the site. **Mitigation Measure HAZ-2** has been identified to ensure any such systems are appropriately removed. An effort should be made to uncover these systems during demolition. Buried utilities should be followed to locate septic tanks, seepage pits, and/or leach line fields. These septic systems should be properly abandoned in accordance with current San Bernardino County guidelines. **Mitigation Measure HAZ-3** has been identified to appropriate handling of any potential hazardous material encountered on-site during the course of ground disturbance of project construction.

Mitigation Measure HAZ-2: Prior to the initiation of grading operations, the Project Applicant shall submit evidence to the City that any existing subsurface wastewater systems (if any) associated with prior on-site residences have been located. Prior to the commencement of construction activities, evidence shall be submitted to the City of Fontana Building and Safety Division, or designee, that any such system, including septic tanks, seepage pits, and/or leach line field shall be uncovered and abandoned in accordance with current San Bernardino County Building and Safety Division standards pursuant to California Plumbing Code Section 722, which stipulates specific conditions for the safe removal of remnant sewage and componentry, backfilling, and inspection from the San Bernardino County Building & Safety Division.

Mitigation Measure HAZ-3: Should grubbing, grading, or any other ground-disturbing activities reveal any discolored soils, noxious odors, and/or other buried objects/debris, the Project Applicant shall retain a consultant qualified under American Society for Testing and Materials (ASTM)

International Standard E1527-13 to evaluate the conditions and provide recommendations if needed. If the qualified consultant determines the subject materials are not hazardous, no further remedial action is required, and the material shall be disposed of in accordance with the Code Enforcement Division of the Fontana Police Department.

In the event the material is deemed potentially hazardous, the qualified consultant shall conduct a soil investigation on the Residential Development Site to assess the potential presence of hazardous materials. The soil investigation shall meet or exceed the standards of the California Department of Food and Agriculture and comply with the Maximum Residue Limits established in 40 Code of Federal Regulations 180 for any pesticide chemicals identified on the site. Construction may not proceed until the extent and nature of the suspect material is determined by qualified personnel and in consultation with appropriate City staff.

The removal and/or disposal of any hazardous material shall be conducted by a California Division of Occupational Safety and Health (Cal/OSHA) licensed Hazardous Materials Substances Removal contractor in accordance with all applicable local, State, and federal standards to the degree that adequate public health and safety standards are maintained, to the satisfaction of the City. If appropriate, the City may enter into a Voluntary Cleanup Plan (VCP) with the California Department of Toxic Substances Control (DTSC) to coordinate remediation of the site. If a VCP is established, the City shall enter into a memorandum of agreement with the DTSC to support and strengthen efforts to achieve protective cleanups under State oversight. Applicant shall pay all subsequent VCP costs, including those associated with DTSC's oversight. The VCP shall be managed by a Hazardous Substances Scientist or Hazardous Substances Engineer and shall include details about site conditions, proposed land use, and potential community concerns. In the VCP, the DTSC retains its authority to take enforcement action if, during the investigation or cleanup, it determines the site presents a serious health threat, and proper and timely action is not otherwise being taken. When remediation is complete, the DTSC shall issue either a site certification of completion or a "No Further Action" letter, depending on the project circumstances. This means "The Site" is now property that is ready for productive economic use.

This measure shall be implemented to the satisfaction of the City of Fontana Community Development Director or designee, and/or Building and Safety Division, or designee.

Only Cal/OSHA licensed Hazardous Materials Substances Removal contractors, and/or California State Registered Asbestos Abatement Contractors registered by the Division of Occupational Health and Safety in accordance with the California Administrative Code, Title 8, and Article 2.5 and the SCAQMD Asbestos Hazard Emergency Response Act pursuant to Code of Federal Regulations Chapter 40, Part 763, subpart E shall be allowed to transport hazardous materials off-site. Implementation of **Mitigation Measures HAZ-1** through **HAZ-3** would ensure demolition and/or removal of the existing structure and any unanticipated encounters with potentially hazardous materials on the Residential Development Site would not create a significant hazard to the public or the environment during disposal of hazardous materials. Impacts would be **less than significant with mitigation incorporated**.

Upzone Properties: The project does not include any physical change to the existing condition of the Upzone Properties at this time. No known structures or features containing hazardous materials are located on the Upzone Properties. However, the Upzone Properties shall be evaluated for the presence of hazardous materials prior to development of future projects proposed therein, as codified in **Mitigation Measure HAZ-4,** to ensure any unanticipated hazardous materials are managed in accordance with American Society of Testing and Materials Standards and Standards for Practice for All Appropriate Inquiries.

Mitigation Measures. The following mitigation measure is required to reduce potentially significant impacts from hazards and hazardous materials to less than significant levels.

Mitigation Measure HAZ-4: A Phase I Site Assessment shall be prepared in accordance with American Society of Testing and Materials Standards and Standards for Practice for All Appropriate Inquiries prior to issuance of a Grading Permit for future development of any portion of the Upzone Properties. The Phase I Environmental Site Assessment shall investigate the potential for site contamination, and will identify Specific Recognized Environmental Conditions (i.e., asbestos containing materials, lead-based paints, polychlorinated biphenyls, etc.) that may require remedial activities prior to land acquisition or construction. Recommendations from the Phase I Site Assessment(s) shall be incorporated into the future development on the Upzone Properties.

The use of hazardous materials during routine construction and operation of any future residential development is typical of that occurring in other residential areas of the City and would be governed by applicable local, State, and federal regulations directing the use of such materials. Through compliance with these regulations and implementation of **Mitigation Measure HAZ-4**, impacts related to this issue on the Upzone Properties would be **less than significant with mitigation incorporated**.

Significance Conclusion: **Mitigation Measures HAZ-1** through **HAZ-3** require the appropriate removal of known or suspected above- and below-ground features that contain or are suspected to contain hazardous materials. Furthermore, **Mitigation Measure HAZ-4** would ensure any unanticipated hazardous materials on the Upzone Propoerties are managed in accordance with American Society of Testing and Materials Standards and Standards for Practice for All Appropriate Inquiries. Regulations

established by local, State, and federal authorities would apply to the transport, use, and storage of hazardous materials during the construction and operation of uses on both the Residential Development Site and the Upzone Properties. As the project does not include uses that manufacture or generate large quantities of hazardous materials, implementation of the stated mitigation and regulatory standards would reduce the level of potential impact relative to unforeseen upset of accidental release of hazardous materials to **less than significant with mitigation incorporated**.

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?

Residential Development Site: The nearest schools[128] to the Residential Development Site include:

- Dorthy Grant Innovation Academy, 0.14 mile south of the Residential Development Site; and
- A.B. Miller High School, 0.65 mile east of the Residential Development Site.

Construction. Any transport of hazardous materials associated with construction of the Residential Development Site would be in accordance with the United States Department of Transportation, which regulates the transport of hazardous materials and waste and requires carriers to register with the California Department of Toxic Substances Control (DTSC). Only Cal/OSHA licensed Hazardous Materials Substances Removal contractors, and/or California State Registered Asbestos Abatement Contractors registered by the Division of Occupational Health and Safety in accordance with the California Administrative Code, Title 8, and Article 2.5 and the SCAQMD Asbestos Hazard Emergency Response Act pursuant to Code of Federal Regulations Chapter 40, Part 763, subpart E would transport hazardous materials off site, as detailed in Section 5.9.1.b above.

Operation. The residential nature of the project would result in the limited use of hazardous material such as household cleaners, lubricants, fuels, paint, and solvents. Beyond the limited residential use of these materials, development of the Residential Development Site does not include facilities for the manufacture, transport, storage, or disposal of hazardous material; therefore, the proposed project would not generate hazardous emissions or result in the release of hazardous materials within one-quarter mile of an existing or proposed school during operation.

Typically, special consultation and notification requirements apply for projects that would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school.[129] However, those requirements do not apply to the proposed project because although the Residential Development Site is within one-quarter mile of Dorthy Grant Innovation Academy, the requirements apply only if there is a potential for significant adverse environmental impacts involving hazardous emissions or materials. The proposed project is not designed to store, handle, or manufacture substantial amounts of hazardous materials.

[128] Fontana Unified School District. *School Locator 2024*. Website: https://fusd.maps.arcgis.com/apps/webappviewer/index.html?id=46e253283ab94860b685ff39ec7f5014, (accessed February 18, 2025).

[129] See California Public Resources Code § 21151.4 and 14 California Code of Regulations § 15186.

Common hazardous materials that may be present during construction and operation would include fuel, paint products, lubricants, solvents, and cleaning products, as well as household cleaning/chemical products and compounds used in landscaping and pool maintenance present throughout the region. These materials are also commonly found on school campuses and utilized routinely at schools as part of ongoing facility maintenance operations.

The amount of potentially hazardous chemicals present on the Residential Development Site would be limited and would also occur in compliance with existing government regulations, which inherently safeguard life and property on nearby school sites from the hazards of exposure arising from the storage, handling, and disposal of hazardous substances, materials, and devices, as well as hazardous conditions due to the use or occupancy of buildings. The proposed project would be similar to other residential operations throughout the region that are located close to existing or proposed school sites. Furthermore, as detailed above under Section 5.9.1.b, the proposed project is not expected to result in a significant hazard affecting the public during project construction or operation, and implementation of **Mitigation Measures HAZ-1** though **HAZ-3** would ensure demolition and/or removal of the existing structure and any unanticipated encounters with potentially hazardous materials on the Residential Development Site would occur in accordance with applicable regulatory policies to avoid release of hazardous materials during transport within one-quarter mile of an existing or proposed school. Impacts would be **less than significant with mitigation incorporated.**

Upzone Properties: The Upzone Properties are located approximately 550 feet south of Ruth O. Harris Middle School and approximately 0.25 mile south of Sycamore Hills Elementary School. Future development of the Upzone Properties for residential uses is not expected to include facilities for the manufacture, transport, storage, or disposal of hazardous material; therefore, the proposed project would not generate hazardous emissions or result in the release of hazardous materials within one-quarter mile of an existing or proposed school during operation.

Typically, special consultation and notification requirements apply to projects that would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school.[130] However, those requirements do not apply to the proposed project because although the Upzone Properties are within one-quarter mile of Ruth O. Harris Middle School and Sycamore Hills Elementary School, the requirements apply only if there is a potential for significant adverse environmental impacts involving hazardous emissions or materials. The proposed project is not designed to store, handle, or manufacture substantial amounts of hazardous materials. Common hazardous materials that may be present during construction and operation would include fuel, paint products, lubricants, solvents, and cleaning products, as well as household cleaning/chemical products and compounds used in landscaping and pool maintenance present throughout the region. These materials are also commonly found on school campuses and utilized routinely at schools as part of ongoing facility maintenance operations. The proposed project would be similar to other residential operations throughout the region that are located close to existing or proposed school sites. The Upzone Properties shall be evaluated for the presence of hazardous materials prior to development of future projects proposed therein, as codified in **Mitigation Measure HAZ-4,** to ensure any unanticipated hazardous materials are managed in accordance with American

[130] See California Public Resources Code § 21151.4 and 14 California Code of Regulations § 15186.

Society of Testing and Materials Standards and Standards for Practice for All Appropriate Inquiries. The use of hazardous materials during routine construction and operation of any future residential development is typical of that occurring in other residential areas of the City and would be governed by applicable local, State, and federal regulations directing the use of such materials. Through compliance with these regulations and implementation of **Mitigation Measure HAZ-4**, impacts related to this issue on the Upzone Properties would be **less than significant with mitigation incorporated**.

Significance Conclusion: **Mitigation Measures HAZ-1** through **HAZ-4** require the appropriate removal of known or suspected above- and below-ground features that contain or are suspected to contain hazardous materials. As the project does not include uses that manufacture or generate large quantities of hazardous materials, implementation of the stated mitigation and regulatory standards would reduce the level of potential impact relative to accidental release within 0.25 mile of a school to **less than significant with mitigation incorporated**.

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?

Residential Development Site: Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by the California Environmental Protection Agency Hazardous Materials Data Management Program. The Residential Development Site is not on any list of hazardous material sites compiled pursuant to Government Code Section 65962.5.[131]

A Superfund site exists in the industrial area of Rialto approximately 3.5 miles northeast of the Residential Development Site. Identified as "Rockets, Fireworks, and Flares," the Superfund site includes soil and groundwater contamination. The groundwater contamination (plume) has spread to the south and east of the superfund site. Based upon known groundwater conditions, the plume does not underly or encroach upon the Residential Development Site; therefore, it does not represent an impact to the Residential Development Site.

As the Residential Development Site is not located on the Hazardous Waste and Substances Sites List or other governmental databases compiled pursuant to Government Code Section 65962.5 and is not located on the referenced contaminated groundwater plum, impacts would be less than significant; therefore, no mitigation is required.

[131] California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese).* https://www.envirostor.dtsc.ca.gov/public/search.asp?page=3&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site_type=CSITES%2CFUDS&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocieerp=&hwmp=False&permitted=&pc_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile=&school_district=&orderby=city. (Accessed November 1, 2024).

Upzone Properties: The Upzone Properties are not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[132] As is typical for programmatic analyses, future development that may occur on the Upzone Properties would undergo project-specific environmental review under CEQA to evaluate project-level impacts relative to hazards and hazardous materials. Accordingly, **Mitigation Measure HAZ-4** is prescribed for the proposed upzone action.

Implementation of **Mitigation Measures HAZ-4** would ensure any unanticipated encounters with potentially hazardous materials on the Upzone Properties would occur in accordance with applicable regulatory policies to reduce impacts from hazardous materials to **less than significant with mitigation incorporated.**

Significance Conclusion: While no known sites pursuant to Government Code Section 65962.5 are located on either the Residential Development Site or Upzone Properties, implementation of **Mitigation Measures HAZ-4** would appropriately identify any potential hazardous material condition that may occur on the Upzone Properties prior to the initiation of any residential development; therefore, impacts relative to the project's potential proximity to a recorded hazardous material would be **less than significant with mitigation incorporated**.

e. Would the project be located within an airport land use plan or, where such a plan has not been adopted, within 2 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?

Residential Development Site: The nearest airports to the Residential Development Site are San Bernardino International Airport (SBIA) and Ontario International Airport (OIA), which are located approximately 12.5 miles southeast and 9.5 miles southwest of the Residential Development Site, respectively. The Residential Development Site is not located within the Airport Influence Area or 65 a-weighted decibels (dBA) community noise equivalent level (CNEL) noise contour established for SBIA.[133] The Residential Development Site is additionally located outside the OIA Airport Influence Area or Safety Zone established in the Ontario International Airport Land Use Compatibility Plan (ONTLUCP)[134] and outside the 60 dBA CNEL noise impact area established for the OIA.[135] Therefore, development of the Residential Development Site would not result in a safety hazard or expose people working in the project area to excessive airport-related noise levels. **No impact** would occur, and no mitigation is required.

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132 California Environmental Protection Agency. https://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=2&CMD=search&ocieerp=&business_name=&main_street_number=&main_street_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM&site_type=CSITES%2CFUDS&cleanup_type=&npl=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&display_results=&school_district=&pub=&hwmp=False&permitted=&pc_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile=&ORDERBY=city&next=Next+50 (website accessed: April 2, 2025).

133 City of San Bernardino. *City of San Bernardino General Plan*. Figure LU-4. Adopted November 1, 2005.

134 Ontario International Airport Land Use Compatibility Plan. *Chapter 2: Procedural and Compatibility Policies.* Map 2-1 *Compatibility Policy Map: Airport Influence Areas* and 2-2 *Compatibility Policy Map: Safety Zones*, April 19, 2011.

135 *Ibid.* Map 2-3: *Compatibility Policy Map: Noise Impact Zones*.

Upzone Properties: While the Upzone Properties are located within the Airport Influence Area of OIA, which is located approximately 9.1 miles to the west, they are not located within an identified airport safety zone or 65 dBA noise contour for OIA. SBIA is located approximately 9.5 miles northeast of the Upzone Site. The Upzone Properties are not within the Airport Influence Area or 65 A-weighted decibels (dBA) community noise equivalent level (CNEL) noise contour established for SBIA. As the Upzone Properties are not within identified noise or safety zones for either airport, **no impact** would occur.

Significance Conclusion: Due to the location of both the Residential Development Site and Upzone Properties, **no impact** relative to airport hazards would result from development of the project.

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

Residential Development Site: Construction activities that may temporarily restrict vehicular traffic would be required to implement appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Typical City requirements, as codified in Section Nos. 30-429 (Public Safety) and 30-476 (Subdivision and Site Plan Design) of the City Municipal Code, include prior notification of any lane or road closures with sufficient signage before and during any closures, flag crews with radio communication when necessary to coordinate traffic flow, etc. The developer would be required to comply with these requirements, which would maintain emergency access and allow for evacuation if needed during construction activities. Compliance with these requirements would ensure that short-term impacts related to this issue are **less than significant**. Mitigation is not required.

In accordance with the California Fire Code, the Project Applicant is required to design, construct, and maintain structures, roadways, and facilities to maintain appropriate emergency/evacuation access to and from the Residential Development Site as codified in Section Nos. 30-429 (Public Safety) and 30-476(g)(7) (Subdivision and Site Plan Design) of the City Municipal Code. The Residential Development Site would be accessible by residents via primary entrances providing full access on Walnut and Knox Avenues. Secondary emergency vehicle access would be provided east of each main entrances. The Residential Development Site provides a 36-foot wide loop road around the central portion of the site (Streets “A”, “YY”, “C” and “H”), and either a 28-foot (Street “C” extension) or 34-foot wide (Street “B”) extending from the loop road northward. Access to home clusters, motor courts, or townhouse would be via 26-foot-wide streets/drive aisles that provide access to each unit. Vehicular access to the site will be gated entry at the Residential Development Site entrances. All entry gates would include an override switch to allow access by emergency responders.

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

Upzone Properties: The project does not include the physical development of any residential structures; therefore, it would not impair or interfere with an established emergency access or evacuation plan.

Applicants proposing projects in Fontana are required to design, construct, and maintain structures, roadways, and facilities to maintain appropriate emergency/evacuation access to and from the Upzone Properties as codified in Section Nos. 30-429 (Public Safety) and 30-476(g)(7) (Subdivision and Site Plan Design) of the City Municipal Code. In addition, Chapter 11 (Fire Prevention) of the City Municipal Code establishes mandatory policies for provisions of adequate water supplies, incorporation of automatic fire sprinklers, and use of equipment such as incinerators, outside grills, barbecue pits, and other open flame devices.

Future development proposals for the Upzone Properties would be subject to FFPD review and would be conditioned to comply with existing State, FFPD, and city policies, programs, and/or regulations and implement project design features intended to reduce the risk of property loss, injury, or death from wildfires. The proposed upzone action would increase the potential residential development density of the Upzone Properties in a High or Very High Fire Hazard Severity Zone (H/VHFHSZ). Future development proposals would be required to include wildland fire evacuation plans and fire protection plans in their respective project design and implementation.

Mitigation Measures. The following mitigation measure is required to reduce potentially significant impacts relative to emergency access and evacuation to a **less than significant level**.

Mitigation Measure HAZ-5: Prior to issuance of building permits, each project applicant proposing to develop any portion of the Upzone Properties shall provide evidence to the City for review and approval that a site- and project-specific wildland fire evacuation plan is prepared for each project. The wildland fire evacuation plan shall be prepared in accordance with applicable California Department of Forestry and Fire Protection (CalFire), California Fire Code (CFC), California Government Code, California Public Resources Code, California Building Code (CBC), and Fontana Municipal Code regulations. Should any of these regulations be amended, or should new regulations be adopted by the time development applications are proposed, such amended or new regulations shall be considered for applicability on a site- and project-specific basis.

Provisions of each wildland fire evacuation plan may include, but not be limited to, the following:

- Fire apparatus access roads (i.e., public and private streets) shall be provided throughout each development and provide at least the minimum required unobstructed travel lanes, lengths, turnouts, turnarounds, and clearances required by applicable codes in consultation with the FFPD. Primary access

and internal circulation will comply with the requirements of the FFPD.

- Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the FFPD. Secondary egress/access fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes would be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the FFPD.

- Requests for the installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official.

- All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate.) A pedestrian gate, if used to provide access, shall be a minimum of 3 feet wide and provided with a Knox Box/padlock if locked.

- The property owner or property management company shall provide the tenant informational brochures at time of occupancy, which must include development-wide "Ready, Set, Go!" plans and an outreach and educational role to ensure the fire safety measures detailed in the site- and project-specific wildland fire evacuation plan and fire protection plan have been implemented.

- Copies of the wildland fire evacuation plan shall be provided to every homeowner and posted on the community's homeowner's association website.

This measure shall be implemented to the satisfaction of the FFPD. Impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: Proper site design and compliance with standard and emergency City access requirements would allow for evacuation of the Residential Development Site, if necessary. This

would ensure that long-term impacts related to this issue are less than significant. While the proposed upzone action does not include any physical development of the Upzone Properties or physical changes on the site, **Mitigation Measure HAZ-5** requires installation of features and implementation of fire protection measures to ensure adequate first responder access and evacuation options in the event of a wildfire or other emergency should future development occur. implementation of **Mitigation Measure HAZ-5** would ensure impacts related emergency access or evacuation would be **less than significant with mitigation incorporated**.

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

Residential development Site: As discussed in Section 5.20, Wildfire, the Residential Development Site is not within a Very High Fire Hazard Severity Zone, [136] nor is the Residential Development Site located in an area identified by the City to be at risk of a wildfire event.[137] The nearest such area is located approximately 3.5 miles northeast of the site in Lytle Creek/Cajon Wash. Development of the Residential Development Site would occur in accordance with 2022 CBC requirements for ignition-resistant construction and applicable policies of the City's General Plan Safety Element, including Goal 3, Action B, which requires structures to adhere to applicable fire codes and fire access requirements in accordance with California Fire Code and the City's Municipal Code. As the Residential Development Site is located in an urbanized area of the city, surrounded by existing residential uses and is not located in or near wildland areas, development of residential project would not expose people or structures to significant loss or injury from wildland fires. Impacts would be **less than significant**, and mitigation is not required.

Upzone Properties: The project does not include the physical development of any residential structures; therefore, at this time, the project would not directly expose persons or structures to a significant risk of loss, injury, or death involving wildfires.

Both the City and CalFire delineate the Upzone Properties within a H/VHFHSZ.[138,139] California Government Code §51189 directs the Office of the State Fire Marshal to create building standards for wildland fire resistance. The code includes measures that increase the likelihood of a structure withstanding intrusion by fire (e.g., building design and construction requirements that use fire-resistant building materials) and provides protection of structure projections (e.g., porches, decks, balconies, and eaves) and structure openings (e.g., attics, eave vents, and windows). The State's Fire Safe Regulations are set forth in California Public Resources Code (PRC) §4290, which includes the establishment of State Responsibility Areas. PRC §4291 sets forth defensible space requirements, which are applicable to anyone that "… owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush covered lands, grass-

136 California Department of Forestry and Fire Protection (CALFIRE). *Fire Hazard Severity Zones Map*. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed April 19, 2025).

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

138 City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099*. Figure 4-6, *Wildfire Hazard Severity Zones.* June 8, 2018.

139 California Department of Forestry and Fire Protection (CALFIRE). *Fire Hazard Severity Zones Map*. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed April 19, 2025).

covered lands, or land that is covered with flammable material" (§4291(a)). In accordance with CCR Title 8 §1270 and §6773 (Fire Prevention, and Fire Protection and Fire Equipment), Cal/OSHA establishes fire suppression service standards. The standards range from fire hose size requirements to the design of emergency access roads. California Building Code (CBC) Chapter 7A applies to building materials, systems, and/or assemblies used in the exterior design and construction of new buildings located within a wildland/urban interface fire area. This section of the CBC establishes minimum standards for features such as fire retardant-treated wood and wood shingles, surface treatment protection, ignition-resistant construction, roof coverings and gutters, vents, exterior walls and coverings, exterior porch ceilings, underfloor protection, exterior windows, skylights, and doors, decking, and accessory structures.

Accordingly, **Mitigation Measures HAZ-5** and **HAZ-6** are prescribed for the proposed upzone action.

Mitigation Measures. The following mitigation measure is required to reduce potentially significant impacts from wildfire hazards to less than significant levels.

Mitigation Measure HAZ-5: **(see above).**

Mitigation Measure HAZ-6: Prior to issuance of building permits, each project applicant proposing to develop any portion of the Upzone Properties shall provide evidence to the City for review and approval that a site- and project-specific fire protection plan is prepared for each project. The fire protection plan shall be prepared in accordance with applicable National Fire Protection Association (NFPA) 24, California Department of Forestry and Fire Protection (CalFire), California Fire Code (CFC), California Government Code, California Public Resources Code, California Building Code (CBC), and Fontana Municipal Code regulations. Should any of these regulations be amended, or should new regulations be adopted by the time development applications are proposed, such amended or new regulations shall be considered for applicability on a site- and project-specific basis.

Provisions of each fire protection plan may include, but not be limited to, the following:

- Buildings and structures shall be constructed of ignition-resistant construction materials that resist ignition or sustained flaming combustion sufficiently to reduce losses from wildland-urban interface conflagrations under worst-case weather and fuel conditions with wildfire exposure of burning embers and small flames, as prescribed in California Building Code Chapter 7A and State Fire Marshal Standard 12-7A-5, Ignition-Resistant Materials, as amended, and include automatic fire sprinkler systems based on the latest adopted Building and Fire Codes for occupancy types.

- Buildings shall be equipped with automatic fire sprinkler systems meeting Fontana Fire Protection District (FFPD) requirements.

- Minimum fire flow for the construction of all buildings is required per CFC Appendix B, as amended. Prior to building permit issuance for new construction, each project applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.

- The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24, as amended. Distance between fire hydrants and their distances from structures they are serving shall be determined by the FFPD along all portions of the exterior of structures along approved routes on fire apparatus access roads. Each applicant/developer shall furnish the water system fire hydrant plans to the FFPD for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the FFPD for review and approval.

- Fire apparatus access roads shall be provided and shall have an unobstructed width in accordance with the requirements of the FFPD and San Bernardino County Fire Department on a site- and project-specific basis. Dead-end fire apparatus access roads in excess of distances to be determined by the FFPD on a site- and project-specific basis shall be provided with an approved turnaround. The minimum required turning radii of a fire apparatus access road shall be determined by the FFPD on a site- and project-specific basis. The construction of the fire apparatus access roads shall be all-weather and capable of sustaining 75,000 pounds. The grade of a fire apparatus access road, cross slope, and angles of approach and departure shall be determined by the FFPD on a site- and project-specific basis.

- Secondary egress/access fire apparatus access roads shall provide independent egress/access from/to the area or as otherwise approved by the FFPD. Secondary egress/access

fire apparatus access roads shall be as remote as possible from the primary fire apparatus access road to reduce the possibility that both routes would be obstructed by a single emergency. Additional fire apparatus access roads based on the potential for impairment by vehicle congestion, condition of terrain, climatic conditions, anticipated magnitude of a potential incident, or other factors that could limit access may be required by the FFPD.

- Fuel modification zones shall be designed and implemented in consultation with the FFPD, and any landscaping shall comply with the applicable fuel modification zone. Ongoing maintenance of all fuel modification shall occur before May 1 of each year and will be managed by the owner, the owner's property management company, or another approved entity and be inspected by FFPD or an approved third party. Landscape plans shall not utilize prohibited plants that have been found to be highly flammable in consultation with the FFPD.

- Submittal of construction plans to the FFPD shall be required. Final fire and life safety conditions shall be addressed when the FFPD reviews the plans. These conditions will be based on the CFC, CBC, and related codes/standards adopted at the time of construction plan submittal.

- All residential buildings shall display street numbers in a prominent location on the address side and additional locations as required.

- Each planning case shall be reviewed by the FFPD for the cumulative impact on the FFPD's ability to provide an acceptable level of service. Additional requirements may be conditioned by FFPD to mitigate these impacts.

Should any applicable regulations be amended, or should new regulations be adopted by the time development applications are proposed, such amended or new regulations shall be considered for applicability on a site- and project-specific basis. This measure shall be implemented to the satisfaction of the FFPD.

Impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: The Residential Development Site is located in an urbanized area of the city, surrounded by existing residential uses and is not located in or near wildland areas, development of residential project would not expose people or structures to significant loss or injury from wildland

fires. Although the proposed upzone action does not include any physical development of the Upzone Properties or physical changes on the site, implementation of **Mitigation Measures HAZ-5** and **HAZ-6**, which require implementation of fire protection measures to ensure adequate first responder access to and capacity of hydrants, ignition-resistant construction of buildings and structures, and the implementation of fuel modification zones and defensible space, would ensure impacts related to exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires would be **less than significant with mitigation incorporated.**

5.10 HYDROLOGY AND WATER QUALITY

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

The information and analysis in this section is based on the Preliminary Water Quality Management Plan for TTM 20712[140] prepared for the Residential Development Site by Allard Engineering, which is provided in Appendix G.

5.10.1 Impact Analysis

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

Residential Development Site:

Construction. Pollutants of concern during construction include sediment, trash, petroleum products, concrete waste (dry and wet), sanitary waste, and chemicals. Each of these pollutants on its own or in combination with other pollutants can have a detrimental effect on water quality. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, chemicals, liquid products, petroleum products (such as paints, solvents, and fuels), and concrete-

[140] Allard Engineering. *Preliminary Water Quality Management Plan for TTM 20712*. revised January 24, 2025. (Appendix G).

related waste may be spilled or leaked during construction. Any of these pollutants have the potential to be transported via stormwater runoff into receiving waters (i.e., San Sevaine/Etiwanda Channel, Santa Ana River Reach 4, Prado Basin, Santa Ana River Reach 3 to Reach 1, and the Pacific Ocean).[141]

The approximately 30.99 gross acre (30.53 net acre) Residential Development Site exhibits an overall gentle topography with elevations ranging from 1,438 and 1,480 feet amsl, at the southwestern corner and northern boundary of the site, respectively. The site consists predominantly of vacant land except for a portable structure and an occupied residence (6622 Knox Avenue) located in the northern portion of the site. The Residential Development Site and associated improvements, paving and parking areas, would increase the impervious surface on the site by approximately 90 percent.[142] Because project construction would disturb greater than one acre of soil, the Residential Development Site would be subject to the requirements of the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) permit Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction and Land Disturbance Activities (Order No. 2022-0057-DWQ, NPDES No. CAS000002) (Construction General Permit).

The Residential Development Site would also be required to follow City Municipal Code Section 23-519, Regulation of Construction and Industrial Dischargers. Section 23-519 of the City's Municipal Code prohibits land disturbance or construction activities without first obtaining coverage under the Construction General Permit, development of a Stormwater Pollution Prevention Plan (SWPPP), and implementation of Best Management Practices (BMPs) to ensure that construction practices include measures to protect water quality and prevent illegal discharges. As specified in **Standard Conditions HYD-1** and **HYD-2** and as required by the Construction General Permit and City Municipal Code, the Construction Contractor would be required to prepare a SWPPP and implement construction BMPs detailed in the SWPPP during construction activities. Construction BMPs would include, but not be limited to, erosion and sediment control, designed to minimize erosion and retain sediment on site, and good housekeeping practices to prevent spills, leaks, and discharge of construction debris and waste into receiving waters.

According to the Geotechnical Evaluation, local well (ID: CHINO-1200219) is located approximately 1.5 miles east-southeast of the Residential Development Site. Groundwater depths at this well ranged from 641 feet below surface grade (bsg) in 1993 to 711 feet bsg in 2022; therefore, it is unlikely excavation activities would have the potential to encounter groundwater and groundwater dewatering is not anticipated to be required during construction activities.

With implementation of **Standard Conditions HYD-1 and HYD-2**, which require compliance with the Construction General Permit and Municipal Code requirements respectively, impacts

141 Allard Engineering. *Preliminary Water Quality Management Plan for TTM 20712.* Pg 4-5. Revised January 34, 2025. (Appendix G).

142 *Ibid.* Page 4-15.

associated with a violation of water quality standards or waste discharge requirements during project construction would be **less than significant**, and mitigation is not required.

Operation. During operation, anticipated pollutants of concern associated with the Residential Development Site include pathogens (bacterial/viral), nutrients (phosphorous and nitrogen), sediment, metals, oil and grease, trash/debris, pesticides/herbicides, organic compounds, and oxygen demanding compounds. The City of Fontana is a co-permittee under the Santa Ana RWQCB National Pollution Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for the San Bernardino County Flood Control District, the County of San Bernardino, and the Incorporated Cities of San Bernardino County Within the Santa Ana Region Area-Wide Urban Stormwater Runoff Management Program (Order No. R8-2010-0036, NPDES No. CAS618036) (San Bernardino County MS4 permit).[143] The San Bernardino County MS4 Permit requires the preparation of project-specific WQMPs for priority projects. The Residential Development Site is considered a priority project because it involves the development of more than 10,000 square feet of impervious surface and because it includes more than 5,000 square feet of surface parking area that would be exposed to stormwater runoff.[144]

As specified in **Standard Condition HYD-3** and as required by the San Bernardino County MS4 Permit, development of the Residential Development Site would require a Final WQMP. The Final WQMP would specify the Site Design, Source Control, Low Impact Development (LID), and Treatment Control BMPs that would be implemented to capture, treat, and reduce pollutants of concern in stormwater runoff. Site Design BMPs are stormwater management strategies that emphasize conservation and use of existing site features to reduce the amount of runoff and pollutant loading generated from a site. Source Control BMPs are preventative measures that are implemented to prevent the introduction of pollutants into stormwater. LID BMPs mimic a Residential Development Site's natural hydrology by using design measures that capture, filter, store, evaporate, detain, and infiltrate runoff rather than allowing runoff to flow directly to piped or impervious storm drains. Treatment Control BMPs are structural BMPs designed to treat and reduce pollutants in stormwater runoff prior to releasing it to receiving waters.

A Preliminary WQMP has been prepared for the Residential Development Site, which details the following operational BMPs that would be implemented to reduce impacts to water quality from operation of the Residential Development Site.[145]

1. Site Design BMPs include minimizing impervious surface areas; maximizing natural infiltration capacity; preserving existing on-site drainage patterns; disconnecting impervious surface areas (e.g. stormwater runoff on roofs would be directed to landscaped areas); re-vegetating disturbed areas; minimizing unnecessary compaction in stormwater retention/infiltration basin/trench areas; and staking off areas to be used for landscaping to minimize compaction during construction.

143 Although Draft Proposed Order R8-2024-001 has been proposed, it has not yet been formally adopted.

144 Allard Engineering. *Preliminary Water Quality Management Plan for TTM 20712.* Pg 4-5. Revised January 24, 2025. (Appendix G.)

145 *Ibid*. Pages 4-8 through 4-13.

2. Non-Structural Source Control BMPs include education for property owners, tenants, and occupants on stormwater BMPs; activity restrictions; landscape management BMPs; compliance with local water quality ordinances; uniform fire code implementation; litter/debris control program; employee training; catch basin inspection and cleanout program; vacuum sweeping of parking lots; and compliance with all other applicable NPDES permits.

3. Structural Source Control BMPs include storm drain signage and stenciling; efficient irrigation systems and landscape design; and finish grade of landscaped areas at a minimum of 1-2 inches below top of curb, sidewalk, or pavement.

4. LID BMPs: Multiple open space/landscape/planter areas will be provided in addition to the infiltration/detention chamber. Surface flows and roof drains would discharge runoff towards landscape areas, ensuring runoff does not directly connect on-site storm drain system. Grates and inlets would include filtration inserts to intercept debris and other pollutants prior to entering the underground infiltration system.

All paved and hardened surfaces will flow through inlets and catch basin to below ground infiltration chambers (perforated corrugated metal pipes [CMP]). Grates and inlets would include filtration inserts to intercept debris and other pollutants prior to entering the underground infiltration system.

The Residential Development Site is divided into two drainage areas (DA). Drainage Area 1 (DA-1) encompasses 15.2 acres on the western portion of the Residential Development Site and contains two Drainage Management Areas (DMAs); DMA-1 and DMA-2, which occupy the northern 6.0 and southern 9.2 acres of the DA-1, respectively. DA-2 occupies the eastern 15.2 acres of the site and contains two DMAs: DMA-2 and DMA-4, which encompasses the northern 4.5 and southern 10.7 acres of DA-2, respectively. Post-development stormwater would be managed as follows:

- In DA-1 (West Area): Onsite runoff would be conveyed to the proposed onsite infiltration chamber systems [CMPs-1,3, and 5 through 10 and CMPs-17 through CMP-19 (also proposed to be used as detention)] via onsite storm drain system for water quality mitigation. The mitigated high flow would be drain out via the proposed 18-inch on-site storm drain lateral from CMP-18 and discharge into the existing City Storm Drain System in Walnut Street.

- In DA-2 (East Area): Onsite runoff would be conveyed to the proposed onsite infiltration chamber systems [CMPs-2,4, and 11 through 16 and CMPs-20 through CMP-22 (also proposed to be used as detention)] via onsite storm drain system for water quality mitigation. The mitigated high flow would be drain out via the proposed 24-inch on-site storm drain lateral from CMP-22 and discharge into the existing City Storm Drain System in Walnut Street.

Table 5.10.A: Summary of Drainage Features

Drainage Area 1 (DA-1) West Area				
Drainage Management Area (DMA)	**Area (acres)**	**Proposed BMP(s)**	**Design Capture Volume (DCV) (cubic feet [cf])**	**Volume Provided (cf)**
DMA-1	6.0	CMP-1	31,629	31,673
DMA-2	9.2	CMP-3 CMP-5 to CMP-10 CMP-17 to CMP 19	48,497	49,458
Subtotal	**15.2**		**80,126**	**81,131**
Drainage Area 2 (DA-2) East Area				
DMA-3	4.5	CMP-2	23,721	23,726
DMA-4	10.7	CMP-4 CMP-11 to CMP-16 CMP-20 to CMP-22	56,404	60,310
Subtotal	**15.2**		**80,125**	**84,036**
Total			**160,251**	**165,167**

Source: Forms 4.2-1 and 4.3-3, & WQMP Exhibit, *Preliminary Water Quality Management Plan*, Allard Engineering, Engineering, January 24, 2025 (Appendix G).

The Design Capture Volume (DCV) is the volume of stormwater runoff that must be captured and treated by stormwater BMPs. As detailed in Table 5.10.A, the Residential Development Site's required overall DCV is 160,251 cf. The proposed system provides 165,167 cf.[146] Furthermore, each of the four DMAs individually provide sufficient capacity to accommodate each DMA's DCV. The proposed drainage system is depicted in Figure 10: Post Development Drainage Plan.

The proposed underground infiltration/detention system would be designed to store and infiltrate the DCV pursuant to requirements of the San Bernardino County MS4 Permit. Prior to the issuance of a grading permit, a Final WQMP would be prepared to ensure that the Residential Development Site includes LID BMPs (e.g., underground infiltration chamber system) that is sized to retain, infiltrate and discharge the required Design Capture Volume on the Residential Development Site in accordance with the San Bernardino County MS4 Permit.

Infiltration of stormwater could have the potential to affect groundwater quality. As discussed above, the Residential Development Site includes site design, source control, and LID BMPs, including catch basins and curb inlets with storm filters to capture trash and debris to reduce pollutants of concern in stormwater prior to entering the proposed infiltration area and underground infiltration chamber system and infiltrating into the soil. Furthermore, when storm water is infiltrated, soil and plants absorb and filter pollutants and reduce the potential for pollutants of concern to reach groundwater. As specified in **Standard Condition HYD-3**, a Final WQMP would be prepared prior to or during final design, which would ensure that the Residential Development Site design would adequately target pollutants of concern in stormwater runoff before infiltrating into the soil or leaving the Residential Development Site.

146 *Ibid*. Pages 4-26 and 4-32, and WQMP Exhibit. (Appendix G).

As specified in **Standard Condition HYD-4**, development of the Residential Development Site must occur in accordance with City Municipal Code Section 28-111 (Stormwater Management and Rainwater Retention),[147] which requires the project to incorporate stormwater BMPs into the landscape and grading design plans to minimize runoff and increase infiltration and City Municipal Code Section 30-668(a) (Low Impact Development), which requires a minimum of two LID standards listed in the code section[148] to be incorporated into all new development projects or rehabilitated landscaping to the maximum extent practicable and to be shown on all landscape plans. Additionally, all LID standards are required to be consistent with the project-specific WQMP. As described above, the project includes site design, source control, and LID BMPs that would minimize runoff and increase infiltration as required by Section 28-111 of the City's Municipal Code.

With implementation of **Standard Conditions HYD-3** and **HYD-4**, which require adherence to the San Bernardino County MS4 Permit, including preparation of a Final WQMP to address pollutants of concern in stormwater runoff, and compliance with the City Municipal Code, project impacts associated with the violation of water quality standards or waste discharge requirements would be **less than significant**, and mitigation is not required.

Standard Conditions. Mitigation is not required; however, the following Standard Conditions are regulatory requirements that would be implemented to ensure impacts related to water quality standards or waste discharge requirements remain less than significant.

Standard Condition HYD-1: Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order No. 2022-0057-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit). This shall include submission of Permit Registration Documents (PRDs), including a Notice of Intent for coverage under the permit to the State Water Resources Control Board (SWRCB) via the Stormwater Multiple Application and Report Tracking System (SMARTs). The Project Applicant shall provide the Waste Discharge Identification Number (WDID) to the City of Fontana (City), or designee, to demonstrate proof of coverage under the Construction General Permit. Project construction shall not be initiated until a WDID is received from the SWRCB and is provided to the City, or designee. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed

147 Applies to development with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review.

148 Options may include: curb cutouts to allow stormwater to drain to landscape areas planted below grade; use of precast permeable concrete in parking stalls, pedestrian paths, and above ground drainage ditches; tree preservation; vegetated swales, buffers, and strips; bioretention and rain gutters, and use of rain barrels and cisterns.

project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction best management practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities. Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTs.

Standard Condition HYD-2: Prior to the commencement of any land disturbing activities, the Project Applicant shall develop a Stormwater Pollution Prevention Plan to the City for review and approval that incorporates Best Management Practices to protect water quality during construction activities pursuant to Section 23-519 of the City Municipal Code.

Standard Condition HYD-3: Prior to issuance of a grading permit, the Project Applicant shall submit a Final Water Quality Management Plan (Final WQMP) to the City of Fontana (City) for review and approval in compliance with the requirements of the Santa Ana Regional Water Quality Control Board's NPDES Permit Waste Discharge Requirements for the San Bernardino County Flood Control District, the County of San Bernardino, and the Incorporated Cities of San Bernardino County Within the Santa Ana Region Area-Wide Urban Stormwater Runoff Management Program (Order No. R8-2010-0036, NPDES No. CAS618036) (San Bernardino County MS4 Permit) or subsequent permit. The Final WQMP shall specify the Best Management Practices (BMPs) to be incorporated into the project design to target pollutants of concern in stormwater runoff from the Residential Development Site and the necessary operation and maintenance activity for each BMP. The City shall ensure that the BMPs specified in the Final WQMP are incorporated into the final project design. The proposed BMPs specified in the Final WQMP shall be incorporated into the grading and development plans submitted to the City for review and approval. Project occupancy and operation shall be in accordance with the schedule outlined in the WQMP.

Standard Condition HYD-4: Prior to issuance of a grading permit, the Project Applicant shall submit a grading plan and landscaping plan that incorporates the stormwater management, rainwater retention, and Low Impact Development requirements outlined in the City of Fontana's Municipal Code to the City for review and approval.

Upzone Properties: As the proposed upzone action does not include any physical development, no groundwater extraction would be required. Future development of the Upzone Properties would

include the installation of impervious surfaces that could potentially increase the rate of stormwater runoff beyond that experienced under existing conditions. The amount, rate, frequency, duration, and direction in future runoff would depend on the density and configuration of the future development that may occur subject to the development actions. Any future development would be subject to **Standard Conditions HYD-3** and **HYD-4**, similar to the Residential Development Site. There is no planned development on the Upzone Properties at this time, and no groundwater extraction would be required. The amount, rate, frequency, duration, and direction in future runoff would depend on the density and configuration of the future development that may occur subject to the future project-level development actions. Any future development would be subject to **Standard Conditions HYD-3** and **HYD-4**, similar to the Residential Development Site. Upzone Properties impacts associated with the violation of water quality standards or waste discharge requirements would be **less than significant**, and mitigation is not required.

Significance Conclusion: With implementation of **Standard Conditions HYD-3** and **HYD-4**, which require adherence to the San Bernardino County MS4 Permit, including preparation of a Final WQMP to address pollutants of concern in stormwater runoff, and compliance with the City Municipal Code, project (Residential Development Site and Upzone Properties) impacts associated with the violation of water quality standards or waste discharge requirements would be **less than significant**, and mitigation is not required.

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?

Residential Development Site:

Construction. According to the Geotechnical Evaluation, local well (ID: CHINO-1200219) is located approximately 1.5 miles east-southeast of the Residential Development Site. Groundwater depths at this well ranged from 641 feet bsg in 1993 to 711 feet bsg in 2022. Groundwater is not expected to affect development of the Residential Development Site. Based on the depth to local groundwater, and the depth of required on-site excavations, it is unlikely excavation activities would have the potential to encounter groundwater and groundwater dewatering is not anticipated to be required during construction activities. Furthermore, according to the project-specific Preliminary Water Quality Management Plan (PWQMP), no soil compaction would occur in areas planned for the underground infiltration system or within landscaped areas[149]

Operation. Once developed, the Residential Development Site would be approximately 90 percent impervious for a total impervious surface area of approximately 1,191,802 square feet (27.36 acres.) Currently, the site is predominantly pervious, with only a small portions or remnant foundations in the central portion of the site. Development of the Residential Development Site would decrease on-site infiltration. However, as described above in Response 5.10(a), the project includes BMPs to collect and infiltrate stormwater at the Residential Development Site in accordance with the San Bernardino County MS4 Permit. Therefore, development of the

[149] Allard Engineering. *Preliminary Water Quality Management Plan for TTM 20712.* Pg 4-4. Revised January 24, 2025. (Appendix G).

Residential Development Site would not substantially decrease the amount of stormwater that infiltrates as compared to the existing conditions.

The Residential Development Site is located within the Upper Santa Ana Valley-Chino Groundwater Basin. As discussed in Response 5.10(e) below, the Upper Santa Ana Valley-Chino Groundwater Basin is identified by the Department of Water Resources as a very low priority basin[150] and therefore is not required to prepare a Groundwater Sustainability Plan (GSP). The Fontana Water Company (FWC) would supply water to the Residential Development Site, which includes local groundwater from the Chino Groundwater Basin. As discussed in Section 5.19, Utilities and Service Systems, the FWC anticipates that sufficient water supplies would be available to serve the Residential Development Site. Therefore, the Residential Development Site's water demand would not substantially decrease groundwater supplies. Impacts related to depletion of groundwater supplies or interference with groundwater recharge in a manner that may impede sustainable groundwater management would be **less than significant**, and mitigation is not required.

Upzone Properties: Infiltration of stormwater could have the potential to affect groundwater quality. WQMPs required as future development occurs would include source control and LID BMPs, such as catch basins and curb inlets with storm filters to capture trash and debris to reduce pollutants of concern in stormwater prior to entering any proposed infiltration areas and/or underground infiltration chambers and infiltrating into the soil. Furthermore, when storm water is infiltrated, soil and plants absorb and filter pollutants and reduce the potential for pollutants of concern to reach groundwater. As specified in **Standard Condition HYD-3**, a Final WQMP would be prepared prior to or during final design, which would ensure that future development of the Upzone Properties would adequately target pollutants of concern in stormwater runoff before infiltrating into the soil or leaving the site. With implementation of **Standard Condition HYD-3**, and adherence to development requirements, impacts to groundwater would be **less than significant**, and no mitigation is required.

Significance Conclusion: Based on the depth to local groundwater, and the depth of required on-site excavations, it is unlikely excavation activities would have the potential to encounter groundwater and groundwater dewatering is not anticipated to be required during construction activities. Furthermore, according to the project-specific PWQMP, no soil compaction would occur in areas planned for the underground infiltration system or within landscaped areas. With implementation of **Standard Condition HYD-3**, and adherence to development requirements, impacts to groundwater would be **less than significant**, and no mitigation is required.

[150] California Department of Water Resources. *SGMA Basin Prioritization Dashboard*, https://gis.water.ca.gov/app/bp-dashboard/final/. (accessed: February 18, 2025).

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

Residential Development Site: The Residential Development Site exhibits gentle sloping topography and is predominately pervious. Under the current condition, storm water runoff drains in a southern direction to Walnut Street. Existing storm drains in Walnut Street convey flows to the city's existing storm drain laterals to the drainage facilities located in Baseline which then drain into the San Sevaine/Etiwanda Channel. Upon development, all paved and hardened surfaces would flow through inlets and catch basin to below ground infiltration chambers (perforated corrugated metal pipes [CMP]). Grates and inlets would include filtration inserts to intercept debris and other pollutants prior to entering the underground infiltration system. Flows from DA-1 (including DMAs 1 and 3) would be conveyed to infiltration chamber/detention systems. Mitigated high flows would outlet the on-site system via a proposed 18-inch on-site storm drain lateral into the existing City Storm Drain System in Walnut Street. DA-2 (including DMAs 2 and 4) would drain in a similar manner, ultimately discharging from the site via a proposed 24-inch on-site storm drain lateral into the existing City Storm Drain System in Walnut Street.

Construction. With the exception of remnant foundations of former residences located in the central portion of the site, the Residential Development Site is pervious. During grading and construction activities, soil would be exposed and disturbed, drainage patterns would be temporarily altered, and there would be an increased potential for soil erosion and siltation compared to existing conditions. Additionally, during a storm event, soil erosion and siltation could occur at an accelerated rate. As discussed above in Response 5.10(a) and as specified in **Standard Conditions HYD-1** and **HYD-2**, the Project Applicant would be required to obtain coverage under the Construction General Permit, which requires preparation of a SWPPP. The SWPPP would detail Erosion Control and Sediment Control BMPs to be implemented during construction to minimize erosion and retain sediment on site. Compliance with the requirements of the Construction General Permit and implementation of the construction BMPs would ensure that construction impacts related to on- and off-site erosion or siltation would be **less than significant**, and mitigation is not required.

Operation. Implementation of the proposed project would result in 90 percent coverage of the Residential Development Site with impervious surfaces. Such an increase in impervious surface area may increase the rate and volume of runoff during a storm, which could in turn, more readily transport sediments to receiving waters. The Residential Development Site would be landscaped pursuant to City standards, which would stabilize soils and allow infiltration. **Standard Conditions HYD-3** and **HYD-4**, which require the preparation of a Final WQMP, in compliance with the San Bernardino County MS4 permit, and the implementation of Site Design, Source Control, and LID BMPs to reduce the potential for off-site erosion and siltation would be implemented during project operations. With implementation of **Standard Conditions HYD-3** and **HYD-4**, operational impacts related to on- or off-site erosion or siltation would be **less than significant,** and mitigation is not required.

Upzone Properties: Future development of the Upzone Properties would be required to follow City Municipal Code Section 23-519, Regulation of Construction and Industrial Dischargers. Section 23-519 of the City's Municipal Code prohibits land disturbance or construction activities without first obtaining coverage under the Construction General Permit, development of a SWPPP, and implementation of BMPs to ensure that construction practices include measures to protect water quality and prevent illegal discharges, as discussed above in Response 5.10(a) and as specified in **Standard Conditions HYD-1** through **HYD-4.** Potential erosion impacts from project construction would be reduced through the implementation of a SWPPP and incorporation of BMPs intended to reduce soil erosion during construction. New development would be required to retain any additional runoff onsite and discharge it to the storm drain system at rates that do not exceed pre-development conditions. As with other development in the City, any future development on the Upzone Properties would require preparation of a site-specific Water Quality Management Plan (WQMP) prior to the issuance of a building permit that addresses impacts to water quality and quantity in the post-development phase (i.e., project operational phase). These are standard regulatory requirements that apply to all development projects in the City. With implementation of **Standard Conditions HYD-1** through **HYD-4**, impacts would be **less than significant**, and no mitigation is required.

Significance Conclusion: With compliance with the requirements of the Construction General Permit, implementation of the construction BMPs and **Standard Conditions HYD-1** through **HYD-4,** impacts from construction and operation of the Residential Development Site, and the Upzone Properties, related to on- and off-site erosion or siltation would be **less than significant**, and mitigation is not required.

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

and

iv. Impede or redirect flood flows?

Residential Development Site:

Construction. The Residential Development Site is located on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 06071C7915H, withing an areas identified as Zone X,)[151] indicates the Residential Development Site is mapped within Flood Zone X. Zone X areas are defined by FEMA as areas of minimal flood hazard, which are the areas outside of the Special Flood Hazard Area and higher than the elevation of the 0.2 percent annual chance flood. As discussed in Response 5.10(a), project construction would comply with the requirements of the Construction General Permit and the City Municipal Code and would include the preparation and implementation of a SWPPP (**Standard Conditions HYD-1** and **HYD-2**). The SWPPP would specify construction BMPs to control and direct on-site surface runoff to ensure that project construction does not increase the rate or amount of surface runoff or impede or redirect flood flows in manner that would result in on- or off-site flooding. With implementation of a SWPPP and associated BMPs (**Standard Conditions HYD-1** and **HYD-2**), construction activities

[151] Federal Emergency Management Agency (FEMA). Flood Insurance Rate Maps, San Bernardino County, California and Incorporated Areas, Map Panel 06071C7915H. revised August 28, 2008.

would not result in a substantial increase in the rate or amount of surface runoff or impeding or redirecting flood flows in a manner that would result in on- or off-site flooding and impacts would be **less than significant**. Mitigation is not required.

Operation. As stated in Response 5.10(c)(i) above, development of the Residential Development Site would result in the installation of impervious surfaces on 90 percent of the Residential Development Site, which would increase stormwater runoff and could potentially result in flooding. However, as discussed above, the Residential Development Site is not within a 100-year floodplain and therefore would not impede or redirect flood flows. The proposed underground infiltration chamber system has been designed to provide a storage volume that exceeds the DCV required; therefore, the installation of imperious surfaces on the Residential Development Site would not create runoff or impede or redirect flood flows in a manner that would result in on- or off-site flooding and impacts would be **less than significant**. Mitigation is not required.

Upzone Properties: The Upzone Properties are currently vacant, predominantly undeveloped land. The Upzone Properties are located within Zone X per the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM).[152,153] The Upzone Properties are not located within an identified flood inundation zone. Impacts would be **less than significant**, and mitigation is not required.

Significance Conclusion: With implementation of a SWPPP and associated BMPs (**Standard Conditions HYD-1** and **HYD-2**), construction and operational activities, as well as the implementation of the Upzone properties, would not result in a substantial increase in the rate or amount of surface runoff or impeding or redirecting flood flows in a manner that would result in on- or off-site flooding and impacts would be **less than significant**. Mitigation is not required.

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

Residential Development Site:

Construction. As discussed in Response 5.10(a) above, project construction would comply with the requirements of the Construction General Permit and the City Municipal Code and would include the preparation and implementation of a SWPPP (**Standard Conditions HYD-1** and **HYD-2**). The SWPPP would specify construction BMPs to control and direct on-site surface runoff to ensure that stormwater runoff from the construction site does not exceed the capacity of the stormwater drainage system and does not discharge polluted runoff during construction activities. With implementation of **Standard Conditions HYD-1** and **HYD-2**, construction impacts related to exceeding the capacity of the stormwater drainage system or additional polluted runoff would be **less than significant**, and mitigation is not required.

Operation. As detailed in Table 5.10.A, the Residential Development Site's required overall DCV is 160,251 cf. The proposed system provides 165,167 cf. Furthermore, each of the four DMAs

[152] Federal Emergency Management Administration (FEMA). *Flood Insurance Rate Map, #06071C8666H.* effective August 28, 2008.
[153] Flood zone x indicates that project site has a 0.2 percent annual chance of flood hazard.

individually provide sufficient capacity to accommodate each DMA's DCV. The proposed underground infiltration/detention system would be designed to store and infiltrate the DCV pursuant to requirements of the San Bernardino County MS4 Permit. (**Standard Condition HYD-3**) and the City Municipal Code (**Standard Condition HYD-4**). Additionally, as discussed in Response 5.10(a) above, the proposed project would implement operational BMPs to reduce pollutants of concern in stormwater runoff in compliance with the County of San Bernardino MS4 permit (**Standard Condition HYD-3**).

With implementation of **Standard Conditions HYD-3** and **HYD-4,** operational impacts related to the creation or contribution of stormwater runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff would be **less than significant**, and mitigation is not required.

Upzone Properties: As specified in **Standard Condition HYD-4**, development of the Upzone Properties must occur in accordance with City Municipal Code Section 28-111 (Stormwater Management and Rainwater Retention),[154] which requires projects to incorporate stormwater BMPs into the landscape and grading design plans to minimize runoff and increase infiltration, and City Municipal Code Section 30-668(a) (Low Impact Development), which requires a minimum of two LID standards listed in the code section[155] to be incorporated into all new development projects or rehabilitated landscaping to the maximum extent practicable and to be shown on all landscape plans. Additionally, all LID standards are required to be consistent with project-specific WQMPs. With implementation of **Standard Condition HYD-4**, related to exceeding the capacity of the stormwater drainage system or additional polluted runoff would be **less than significant**, and mitigation is not required.

Significance Conclusion: With implementation of **Standard Conditions HYD-1** through **HYD-4**, construction and operational impacts on residential development site, as well as impacts on the upzone properties, related to exceeding the capacity of the stormwater drainage system or additional polluted runoff would be **less than significant**, and mitigation is not required.

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

Residential Development Site: As discussed in Response 5.10(c)(ii) above, the Residential Development Site is not located within a 100-year flood zone; therefore, there is no risk of a release of pollutants from the Residential Development Site due to inundation from a flood.

The Residential Development Site is approximately 43 miles northeast of the Pacific Ocean, with the Santa Ana Mountains and Jurupa Hills located between the Residential Development Site and the Pacific Ocean. Based on the distance from the Pacific Ocean and the presence of an intervening

[154] Applies to development with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review.

[155] Options may include: curb cutouts to allow stormwater to drain to landscape areas planted below grade; use of precast permeable concrete in parking stalls, pedestrian paths, and above ground drainage ditches; tree preservation; vegetated swales, buffers, and strips; bioretention and rain gutters, and use of rain barrels and cisterns.

topography, there is no risk of a release of pollutants from the Residential Development Site due to inundation from a tsunami.

Seiches are oscillations in enclosed bodies of water that are caused by a number of factors, most often wind or seismic activity. The Residential Development Site is not located within an identified dam inundation hazard zone.[156] Seven Oaks Dam, a flood control dam on the Santa Ana River, is located approximately 20 miles east. San Sevaine Basin # 5 is located approximately 2.0 miles northwest of the Residential Development Site. The Residential Development Site is not located within the inundation zone of any of these dams.[157] [158]

The Residential Development Site is not located within an identified flood inundation zone. Given the distance of large standing bodies of water from the Residential Development Site, there is no risk of a release of pollutants from the Residential Development Site due to seiche-related flooding. Given that the Residential Development Site is not located within a flood hazard zone and the substantial distance from the Pacific Ocean and from closed bodies of water, development of the Residential Development Site would not result in the risk of a release of pollutants due to site inundation from a flood hazard, tsunami, or seiche. Impacts would be **less than significant**, and mitigation is not required.

Upzone Properties: The Upzone Properties are currently vacant, predominantly undeveloped land. The Upzone Properties are located within Zone X per the Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM).[159,160] The Upzone Properties are not located within an identified flood inundation zone. Given the distance of large standing bodies of water from the Upzone Properties, there is no risk of a release of pollutants from the Upzone Properties due to seiche-related flooding. Given that the Upzone Properties are not located within a flood hazard zone and the substantial distance from the Pacific Ocean and from closed bodies of water, future development of the Upzone Properties would not result in the risk of a release of pollutants due to site inundation from a flood hazard, tsunami, or seiche.

Significance Conclusion: Given that neither the Residential Development Site nor the Upzone Properties are located within a flood hazard zone and a substantial distance from the Pacific Ocean and from closed bodies of water, implementation of the proposed project would not result in the risk of a release of pollutants due to site inundation from a flood hazard, tsunami, or seiche. Impacts would be **less than significant**, and mitigation is not required.

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

157 California Department of Water Resources. *Dam Breach Inundation Map Web Publisher*. https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2 (accessed: February 18, 2025).

158 The nearest major water feature is Silverwood Lake located approximately 12.8 miles northeast of the project site. This lake, impounded by Cedar Springs Dam, is located in the San Bernardino Mountains, with its outlet flowing north into the Mojave Desert; therefore, it is not an inundation risk to the city.

159 Federal Emergency Management Administration (FEMA). *Flood Insurance Rate Map, #06071C8666H.* effective August 28, 2008.

160 Flood zone x indicates that project site has a 0.2 percent annual chance of flood hazard.

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

Residential Development Site: The Residential Development Site is within the jurisdiction of the Santa Ana RWQCB. The Santa Ana RWQCB adopted a Water Quality Control Plan (i.e., Basin Plan) (January 1995, Updated June 2019) that designates beneficial uses for all surface and groundwater within its jurisdiction and establishes the water quality objectives and standards necessary to protect those beneficial uses. The proposed project would comply with the Construction General Permit and the existing San Bernardino County MS4 Permit, which require the preparation of an SWPPP, preparation of a Final WQMP, and implementation of construction and operational BMPs to reduce pollutants of concern in stormwater runoff. Therefore, the proposed project would not result in water quality impacts that would conflict with the Santa Ana RWQCB Water Quality Control Plan (Basin Plan). Impacts related to a conflict with the Basin Plan would be **less than significant**, and mitigation is not required.

The Sustainable Groundwater Management Act (SGMA) was enacted in September 2014. SGMA requires governments and water agencies of high- and medium-priority basins to halt overdraft of groundwater basins. SGMA requires the formation of local Groundwater Sustainability Agencies, which are required to adopt Groundwater Sustainability Plans (GSPs) to manage the sustainability of the groundwater basins. The Residential Development Site is located within the Upper Santa Ana Valley-Chino Groundwater Basin. The Upper Santa Ana Valley-Chino Groundwater Basin is identified by the Department of Water Resources as a very low priority basin; therefore, development of a GSP or an approved GSP alternative is not required.

As discussed previously, due to the depth to groundwater, it is not expected that any stormwater that would be intercepted during project construction or operation. Surface flows and roof drains would discharge runoff towards landscape areas, ensuring runoff does not directly connect on-site storm drain system. Grates and inlets would include filtration inserts to intercept debris and other pollutants prior to entering the underground infiltration system.

Although the proposed project would increase impervious surface area to approximately 90 percent of the site, which would decrease surface infiltration, the Residential Development Site would collect and infiltrate the required DCV in a sub-surface system in accordance with the requirements of the San Bernardino County MS4 Permit. Therefore, the proposed project would not substantially decrease on-site infiltration and/or groundwater recharge when compared to existing conditions. Therefore, the proposed project would not conflict with or obstruct the implementation of a sustainable groundwater management plan, and impacts would be **less than significant**. Mitigation is not required.

Upzone Properties: The Upzone Properties are within the jurisdiction of the Santa Ana RWQCB. The Santa Ana RWQCB adopted a Water Quality Control Plan (i.e., Basin Plan) (January 1995, Updated June 2019) that designates beneficial uses for all surface and groundwater within its jurisdiction and establishes the water quality objectives and standards necessary to protect those beneficial uses. Future development projects would comply with the Construction General Permit and the San Bernardino County MS4 Permit, which would require the preparation of an SWPPP, preparation of a

Final WQMP, and implementation of construction and operational BMPs to reduce pollutants of concern in stormwater runoff. Impacts would be **less than significant**, and no mitigation is required.

Significance Conclusion: The proposed project would comply with the Construction General Permit and the existing San Bernardino County MS4 Permit, which require the preparation of an SWPPP, preparation of a Final WQMP, and implementation of construction and operational BMPs to reduce pollutants of concern in stormwater runoff.

Although the proposed project would increase impervious surface area, up to approximately 90 percent of the Residential Development Site, which would decrease surface infiltration, the Residential Development Site would collect and infiltrate the required DCV in a sub-surface system in accordance with the requirements of the San Bernardino County MS4 Permit. Through compliance with the Santa Ana RWQCB Water Quality Control Plan (i.e., Basin Plan), Construction General Permit, the San Bernardino County MS4 Permit, which would require the preparation of an SWPPP, preparation of a Final WQMP, and implementation of construction and operational BMPs to reduce pollutants of concern in stormwater runoff, project-related impacts related to conflict with or implementation of a water quality control plan or sustainable groundwater management plan would be **less than significant**, and no mitigation is required.

5.11 LAND USE AND PLANNING

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

5.11.1 Impact Analysis

a. Would the project physically divide an established community?

Residential Development Site: The physical division of an established community typically refers to the construction of a physical feature (such as an interstate or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community, or between a community and outlying area. For example, the construction of an interstate highway or railroad track through an existing community may constrain travel from one side of the community to another; similarly, such construction may also impair travel to areas outside the community.

The Residential Development Site is bounded by single-family residential uses to the south, east, and west. Undeveloped land north of the Residential Development Site is General Plan designated and zoned for single-family residential uses. South Highland Avenue and Walnut Street border the Residential Development Site to the north and south, respectively, and provide access to and past the Residential Development Site. Development of the Residential Development Site does not include modification of these roadway or the construction of new community barriers that would restrict movement through the Residential Development Site vicinity; therefore, the project would not physically divide an established community. As such, **no impact** would occur, and no mitigation is required.

Upzone Properties: The physical division of an established community typically refers to the construction of a physical feature (such as an interstate or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community, or between a community and outlying area. For example, the construction of an interstate highway or railroad track through an existing community may constrain travel from one side of the community to another; similarly, such construction may also impair travel to areas outside the community.

The Upzone Properties are located in the southeastern corner of the City. These properties are bounded by Jurupa Avenue to the north, Locust Avenue to the east, existing unimproved roads and the Jurupa Hills to the south, and single-family residential uses to the west. Future residential development of the Upzone Properties would integrate with existing residential uses in the vicinity and continue the pattern of residential development that exists adjacent to the west and north of the Upzone Properties. Furthermore, the proposed upzone action does not include physical development,

so it would not physically divide an established community. Impacts would be **less than significant**, and no mitigation is required.

Significance Conclusion: Development of the Residential Development Site does not include modification of these roadway or the construction of new community barriers that would restrict movement through the Residential Development Site vicinity; therefore, the project would not physically divide an established community. The Upzone Properties are not expected to result in growth in the area or City beyond that which was planned for at General Plan buildout. As the project does not foster growth or a concentration of population in excess of what is assumed in the City's General Plan or by SCAG, impacts related to conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect are **less than significant.** Mitigation is not required.

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?

Residential Development Site: The Residential Development Site is currently zoned R-4 (Multi-Family Medium/High Density Residential). The R-MFMH land use and R-4 zoning district is intended to provide for higher density multi-family development of up to 39 units per acre. Based on the current zoning, using the mid-range density (31.55 du/ac), approximately 963 units could be developed on the 30.53 (net) acre site. The Residential Development Site includes a Zone Change to rezone the site from R-4 (24.1 – 39.0 du/ac) to R-3 (12.1 – 24.0 du/ac), which reduces the number of residential units that could be developed on-site. The proposed project includes the development of 393 units, resulting in a density of 12.86 du/ac on the Residential Development Site. Thus, the overall reduction in development potential on the Residential Development Site would be 570 units.[161]

Upzone Properties: The project includes upzoning of two properties totaling 56.1-acres (APNs 0194-391-20 and 0256-131-16) from Residential Planned Community (R-PC; 3.0-6.4 du/ac) to Multi Family Medium/High Density Residential (R-4; 24.1-39.0 du/ac). The General Plan land use designation of the properties would be amended likewise. The proposed upzone is required by the City to offset the proposed downzoning of the 30.53-acre Residential Development Site from Multi Family Medium/High Density Residential (R-4; 24.1-39.0 du/ac) to Multi-Family Residential (R-3; 12.1-24.0 du/ac) in order to comply with Senate Bill 330 (Housing Crisis Act of 2019) and to meet the City's RHNA required by the California HCD. The residential development potential for the Upzone Properties would increase from approximately 264 units under the existing zone[162] to approximately 1,770 units under the proposed zone[163] which would increase the residential development potential of the Upzone Properties by approximately 1,506 units.

[161] Average development potential of 963 units under the existing R-4 Zone, minus proposed development of 393 units under the R-3 Zone, equals 570 residential dwelling units.
[162] Average density of 4.7 du/ac x 56.1 acres = 264 units.
[163] Average density of 31.55 du/ac x 56.1 acres = 1,770 units.

Overall, with both zone changes, the project would result in a net increase of approximately 936 dwelling units.[164]

The SCAG functions as the Metropolitan Planning Organization (MPO) for six counties, including San Bernardino County, where the project is located. As the designated MPO, SCAG is federally mandated to research and plan for transportation, growth management, hazardous waste management, and air quality. Although SCAG does not have formal regulatory authority and cannot directly implement land use decisions, SCAG guides land use planning for the southern California region through intergovernmental coordination and consensus building. The City's General Plan bases the City's target growth forecast on regional growth forecasts detailed in SCAG's latest [2020-2045] RTP/SCS.

Typically, growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans and land use plans. Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. According to SCAG's 2024–2050 RTP/SCS, the City's population, households, and employment are forecast to increase by approximately 36,100 residents, 22,200 households, and 15,500 jobs, respectively, between 2019 and 2050.[165] The City's General Plan has a year 2035 buildout horizon; however, the General Plan does not specify or anticipate when complete buildout would occur, as long-range demographic and economic trends are speculative.

The Residential Development Site and proposed Upzone Properties are identified in the General Plan Housing Element as candidate sites designated for residential development to meet the city's RHNA allocation.[166] Specifically, the Residential Development Site was originally identified as a candidate for upzone in the General Plan Housing Element from Single Family Residential (R-1; 2.1-5.0 du/ac) to the existing Multi Family Medium/High Density Residential (R-4; 24.1-39.0 du/ac) in order to ensure RHNA allocation would be achieved.[167] Thus, the General Plan Housing Element assumed development of the Residential Development Site would contribute an additional 855 residential dwelling units to the City's housing stock and RHNA allocation.[168] However, as the proposed project includes downzoning the Residential Development Site from R-4 to R-3 and developing the site with 393 units, the number of residential dwelling units anticipated in the General Plan Housing Element would not be achieved without the proposed rezone of the Upzone Properties.

Overall, the proposed zone changes on the Residential Development Site and Upzone Properties would result in a net increase of approximately 936 dwelling units compared to existing zoning.[169] This increase would offset the loss of residential development potential assumed in the General Plan Housing Element for the Residential Development Site and ensure the retention of City-wide

[164] 1,506 unit increase on the Upzone Properties, minus 570 unit decrease on the Residential Development Site, equals 936 unit increase overall.

[165] Southern California Association of Governments, *Connect SoCal 2024 Demographic & Growth Forecast Technical Report*. Table 13. Adopted April 4, 2024. https://scag.ca.gov/sites/main/files/file-attachments/23-2987-tr-demographics-growth-forecast-final-040424.pdf (website accessed: February 20, 2025).

[166] City of Fontana. *Fontana 6th Cycle Housing Element Update*. Figure B-1 and Figure B-2. Adopted February 8, 2022.

[167] *Ibid.* Figure B-3.

[168] Average density of R-1 Zone is 3.55 du/ac x 30.53 acres = 108 units. Average density of the R-4 zone is 31.55 du/ac x 30.53 acres = 963 units. 963 – 108 = 855 units.

[169] 1,506 unit increase on the Upzone Properties, minus 570 unit decrease on the Residential Development Site, equals 936 unit increase overall.

residential unit count consistent with the forecasts identified in the City's General Plan, General Plan Housing Element, and RHNA for the city. Furthermore, as detailed in Section 5.14.1.a, Fontana's share of the SCAG regional growth allocation is 17,519 new housing units to meet its RHNA allocation through 2029,[170] and the overall increase in city-wide residential development potential by 936 units would contribute to SCAG's regional growth allocation for the City's RHNA. As detailed in Section 5.14, Population and Housing, although the density upzone of the Upzone Properties could be considered growth inducing, the population in Fontana, according to the General Plan, is projected to increase to 280,000 by 2040.[171] Therefore, the General Plan population projection is thus far outpacing existing and forecasted population growth in the City. The proposed upzone action would help the City's supply of housing keep pace with projected population growth as analyzed in the General Plan.

Therefore, the project is not expected to result in growth in the area or City beyond that which was planned for at General Plan buildout. The project does not foster growth or a concentration of population in excess of what is assumed in the City's General Plan or by SCAG, impacts related to conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect are **less than significant.** Mitigation is not required.

Significance Conclusion: Impacts of the Residential Development Site related to conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect are **less than significant**. Mitigation is not required. As the project does not foster growth or a concentration of population in excess of what is assumed in the City's General Plan or by SCAG, impacts related to conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect are **less than significant**. Mitigation is not required.

[170] City of Fontana. *Fontana 6th Cycle Housing Element Update*. Table 3-44. Adopted February 8, 2022.
[171] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099*. Page 5.11-1. June 8, 2018.

5.12 MINERAL RESOURCES

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

5.12.1 Impact Analysis

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?

Residential Development Site: In 1975, the California Legislature enacted the Surface Mining and Reclamation Act which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors without regard to existing land use and land ownership. The areas are categorized into four Mineral Resource Zones (MRZs):

> **MRZ-1:** An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
>
> **MRZ-2:** An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.
>
> **MRZ-3**: An area containing mineral deposits, the significance of which cannot be evaluated.
>
> **MRZ-4:** An area where available information is inadequate for assignment to any other MRZ zone.

The Residential Development Site is located within Mineral Resource Zone 3 (MRZ-3),[172] which is defined as areas containing known or inferred mineral deposits, the significance of which cannot be evaluated. Subsequent to the 1975 designation, it was determined that the site is not located in an area possessing regionally significant aggregate resources.[173] No historic mineral resource recovery has been recorded on-site or in the immediate project vicinity. The City's General Plan does not

[172] California Department of Conservation. *Mineral Land Classification Map, San Bernardino P-C Region*. Fontana Quadrangle, Special Report 143, Plate 7.6. 1975.
[173] California State Mining and Geology Borad. *SMGB Designation Report No. 14*. March 2017.

contain policies that conflict with the recovery of mineral resources. **No impact** would occur, and no mitigation is required.

Upzone Properties: According to the California Department of Conservation's California Geologic Survey Information Warehouse: Mineral Land Classification, no areas within the Upzone Properties have been identified as containing significant mineral aggregate resources.[174,175] Furthermore, no mineral resource recovery activities currently occur on or in the vicinity of the Upzone Properties. Impacts would be **less than significant**, and no mitigation is required.

Significance Conclusion: In the absence of any significant on-site mineral resources, development of the Residential Development Site and the Upzone Properties would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Impacts to mineral resources would be **less than significant**, and no mitigation is required.

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?

Residential Development Site: The 30.99 gross acre (30.53 net acre) Residential Development Site is bounded by single-family residential uses to the south, east, and west. The Residential Development Site is currently designated R-MFMH (Multi-family Medium/High Residential, 24.1 – 39.0 du/ac) in the City's General Plan and is zoned R-4 (Mult Family Medium/High Density Residential. Since the Residential Development Site is not delineated as an area for mineral resource recovery and the absence of any such mineral extraction activity on the site or in adjacent areas, there is no potential for the Residential Development Site to be used for mineral resource recovery.[176] **No impact** would occur, and no mitigation is required.

Upzone Properties: As noted above, according to the California Department of Conservation's California Geologic Survey Information Warehouse: Mineral Land Classification, no areas within the Upzone Properties have been identified as containing significant mineral aggregate resources.[177,178] Furthermore, no mineral resource recovery activities currently occur on or in the vicinity of the Upzone Properties. The Upzone Properties are zoned for residential development. Impacts would be **less than significant**, and no mitigation is required.

Significance Conclusion: Because the Residential Development Site is not delineated as an area for mineral resource recovery and the absence of any such mineral extraction activity on the site or in adjacent areas, there is no potential for the Residential Development Site to be used for mineral

174 California Department of Conservation. *Special Report 143: Part VII, Part VII: Mineral Land Classification of the Greater Los Angeles Area: Classification of Sand and Gravel Resource Areas, San Bernardino Production-Consumption Region*. 1987.
175 California Department of Conservation. *Special Report 206, Update of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption Region, San Bernardino and Riverside Counties, Californi*a. 2008.
177 California Department of Conservation. *Special Report 143: Part VII, Part VII: Mineral Land Classification of the Greater Los Angeles Area: Classification of Sand and Gravel Resource Areas, San Bernardino Production-Consumption Region*. 1987.
177 California Department of Conservation. *Special Report 143: Part VII, Part VII: Mineral Land Classification of the Greater Los Angeles Area: Classification of Sand and Gravel Resource Areas, San Bernardino Production-Consumption Region*. 1987.
178 California Department of Conservation. *Special Report 206, Update of Mineral Land Classification for Portland Cement Concrete-Grade Aggregate in the San Bernardino Production-Consumption Region, San Bernardino and Riverside Counties, Californi*a. 2008.

resource recovery.[179] The Upzone Properties have not been identified as containing significant mineral aggregate resources nor do mineral resource recovery activities currently occur on or in the vicinity of the Upzone Properties. Impacts from the proposed GPA or ZC or the subsequent development of residential uses on the loss of locally-important mineral resource recovery site would be **less than significant**; therefore, no mitigation is required.

179 California Department of Conservation, Division of Mine Reclamation. *Maps Online.* https://maps.conservation.ca.gov/mol/index.html (accessed: February 20, 2025).

5.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The information and analysis in this section is based on the Noise Impact Assessment for the Residential Development Site prepared by ECORP (October 2024),[180] which is provided in Appendix H.

5.13.1 Impact Analysis

Background. Noise is usually defined as unwanted sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, or sleep. Several noise measurement scales exist that are used to describe noise in a particular location. A decibel (dB) is a unit of measurement that indicates the relative intensity of a sound. Sound levels in dB are calculated on a logarithmic basis. An increase of 10 dB represents a 10-fold increase in acoustic energy, while 20 dB is 100 times more intense, and 30 dB is 1,000 times more intense. Each 10 dB increase in sound level is perceived as approximately a doubling of loudness; and similarly, each 10 dB decrease in sound level is perceived as half as loud. Sound intensity is normally measured through the A-weighted sound level (dBA), and this scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. The A-weighted sound level is the basis for 24-hour sound measurements which better represent how humans are more sensitive to sound at night.

As noise spreads from a source, it loses energy so that the farther away the noise receiver is from the noise source, the lower the perceived noise level would be. Geometric spreading causes the sound level to attenuate or be reduced, resulting in a 6 dB reduction in the noise level for each doubling of distance from a single point source of noise to the noise sensitive receptor of concern.

[180] ECORP Consulting, Inc. *Noise Impact Assessment for the Walnut Property Project City of Fontana*. October 2024. (Appendix H).

There are many ways to rate noise for various time periods, but an appropriate rating of ambient noise affecting humans also accounts for the annoying effects of sound. Equivalent continuous sound level (L_{eq}) is the total sound energy of time varying noise over a sample period. However, the predominant rating scales for human communities in the State of California are the L_{eq}, the CNEL, and the day-night average level (L_{dn}) based on A-weighted decibels (dBA). CNEL is the time varying noise over a 24-hour period, with a 5 dBA weighting factor applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA weighting factor applied to noise occurring from 10:00 p.m. to 7:00 a.m. (defined as sleeping hours). L_{dn} is similar to the CNEL scale, but without the adjustment for events occurring during the evening relaxation hours. CNEL and L_{dn} are within one dBA of each other and are normally exchangeable. The noise adjustments are added to the noise events occurring during the more sensitive hours.

A project would result in a significant noise effect if it would substantially increase the ambient noise levels for adjoining areas or conflict with adopted environmental plans and goals of applicable regulatory agencies, including, as appropriate, the City of Fontana.

Overview of the Existing Noise Environment. The Residential Development Site is surrounded on three sides by residential development. Vacant land, a single-family residence, and Interstate 210 (I-210) beyond are located to the north.[181] The most common and significant source of noise in the vicinity of the Residential Development Site is traffic noise generated from vehicles traveling on I-210 approximately 960 feet to the north of the and South Highland Avenue located just north of the site. Traffic noise generated on Walnut Street influences the noise environment experienced at the southern portion of the site. Furthermore, Ontario International Airport (ONT) is located approximately 9.5 miles southwest of the site.

To assess the existing noise conditions in the area, three short-term measurements were taken between 10:30 and 11:15 a.m. and are representative of typical noise exposure in the vicinity of the Residential Development Site. The results are summarized in Table 5.13.A. Noise measurement data information are provided in Appendix H.

[181] The existing residential structure (6622 Knox Avenue) will be demolished prior to the initiation of on-site construction; therefore, this structure is not considered a noise-sensitive use.

Table 5.13.A: Short-term Ambient Noise Measurements

Location Number	Location	L_{eq} dBA	L_{min} dBA	L_{max} dBA	Time
ST 1	South of South Highland Avenue, northwest corner of the Residential Development Site	**58.0**	81.2	45.5	10:15 a.m – 10:30 a.m.
ST2	Southeast corner of the Residential Development Site; north of Walnut Street and west of Almeria Avenue	**53.9**	72.6	42.3	10:33 a.m. – 10:51 a.m.
ST3	Eastern end of Northstar Avenue, west of the Residential Development Site	**46.3**	85.5	37.7	10:55 a.m. – 11:11 a.m.

Source: ECORP Consulting, Inc. *Noise Impact Assessment for the Walnut Property Project City of Fontana*. Table 3-1. October 2024. (Appendix H).

Notes: Measurements were taken by ECORP with a Larson Davis Spartan 821 sound level meter, which satisfies the American National Standards Institute for general environmental noise measurement instrumentation. Prior to the measurements, the Spartan 821 sound level meter was calibrated according to manufacturer specifications with a Larson Davis CAL200 Class I Calibrator. See Attachment A for noise measurement outputs.

Notes: Leq is the average acoustic energy content of noise for a stated period of time. Thus, the Leq 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. Lmin is the minimum noise level during the measurement period and Lmax is the maximum noise level during the measurement period.

As shown in Table 35.13.A1, the ambient recorded noise levels range from 46.3 dBA to 58.0 dBA Leq over the course of the three short-term noise measurements taken in the Residential Development Site vicinity in August of 2024. The most common noise in the Residential Development Site vicinity is produced by automotive vehicles (e.g., cars, trucks, buses, motorcycles) on I-210 and South Highland Avenue.

Existing Roadway Noise Levels. Existing roadway noise levels were calculated for the Roadway segments in the Residential Development Site vicinity. This task was accomplished using the FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108. The model calculates the average noise level at specific locations based on traffic volumes, average speeds, roadway geometry, and site environmental conditions. The average vehicle noise rates (energy rates) used in the FHWA model have been modified to reflect average vehicle noise rates identified for California by Caltrans. The Caltrans data shows that California automobile noise is 0.8 to 1.0 dBA higher than national levels and that medium and heavy truck noise is 0.3 to 3.0 dBA lower than national levels.

The Residential Development Site is primarily affected by traffic noise generated on I-210 and South Highland Avenue to the north, and Walnut Street to the south. Noise generation by I-210 and South Highland Avenue was combined to accurately calculate the current traffic noise experienced on the northern portion of the Residential Development Site. I-210 between Citrus Avenue and Cherry Avenue currently experiences 164,000 average daily trips (ADT).[182] Per the City's General Plan Noise Element (2023), the roadway segment on South Highland Avenue along the northern project frontage accommodates an average of 5,150 ADT, while Walnut Street (between Beech Avenue and Citrus Avenue) accommodates an average of 2,400 vehicle trips daily. I-210 currently generates an ambient

[182] Caltrans. *2021 California Traffic Census*. 2022.

noise level of 64.8 dBA CNEL while South Highland Avenue currently generates a noise level of 67.1 dBA CNEL on the northern portion of the Residential Development Site. These two sources of noise are the predominate sources of noise affecting this portion of the site and combined, produce a level of approximately 69.1 dBA at the northern portion of the site. Traffic on Walnut Street currently generates an ambient noise level of 59.7 dBA CNEL on the southern portion of the Residential Development Site (see Attachment B) and is the predominate source of noise affecting the southern portion of the site. Therefore, the southern portion of the Residential Development Site generally experiences a noise level around 59.7 dBA CNEL. Vehicular noise varies with the volume, speed, and type of traffic. Slower traffic produces less noise than fast-moving traffic. Trucks typically generate more noise than cars. Infrequent or intermittent noise also is associated with vehicles including sirens, vehicle alarms, slamming of doors, garbage collection and construction vehicle activity, and honking of horns. These noises add to urban noise and are regulated by a variety of agencies.

The existing traffic-generated noise level on Project-vicinity roadways currently ranges from 59.7 dBA CNEL (at the southern portion of the site) to 69.1 dBA CNEL (at the northern portion of the site). As previously described, CNEL is 24-hour average Leq with a 10-dBA "weighting" added to noise during the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the nighttime.

Sensitive Receptors. Certain land uses are considered more sensitive to noise than others. Consistent with Section 30-665 of the Fontana Municipal Code, sensitive receptor is defined as, "…any residence including private homes, condominiums, apartments, and living quarters, schools, preschools, daycare centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, prisons, and dormitories." The Residential Development Site is bounded by single-family residential uses to the south, east and west. The nearest noise-sensitive receptors to the Residential Development Site are private residences located on Knox Avenue, directly adjacent to the northern site boundary, residences located across Walnut Street to the south, and residences bordering the Residential Development Site to the east and west.

Noise sensitive receptors were identified as the existing single-family residential uses that directly about the Residential Development Site to the east and west. Single-family residential uses are also located south of the Residential Development Site south of Walnut Street[183]. All other sensitive land uses in the noise study area that are located at greater distances than these uses would experience lower noise levels due to additional sound attenuation provided by increased distance to the noise source and the shielding of intervening structures.

City of Fontana Noise Standards. This project utilizes the City's residential noise control guidelines codified in Section 30-469 of the City's Municipal Code, which establishes a maximum allowable exterior noise level standard of 65 a-weighted decibels (dBA) as measured at the property line of any residential-zoned property. These noise standards are presented in Table 5.13.B.

[183] The residential neighborhood west of the project site contains 2-story homes and is separated from the project site by an approximately 6-foot-tall block wall. Residences on the east are primarily single-story and are separated from the project site by either block wall, wood, and/or chain link fence. An approximately 6-foot-tall block separates the two-story residences south of Walnut Street from the project site.

Table 5.13.B: Noise Standards

All Zoning Districts	Time Period	Noise Level (Hourly L_{eq}/dB)
Interior	10:00 p.m. – 7:00 a.m.	45
	7:00 a.m. – 10:00 p.m.	45
Exterior	10:00 p.m. – 7:00 a.m.	65
	10:00 p.m. – 7:00 a.m.	65

Source: ECORP Consulting, Inc. *Noise Impact Assessment for the Walnut Property Project City of Fontana*. Table 4-1. October 2024. (Appendix H).

Section 18-63(b)(7) of the City's Municipal Code establishes exemption criteria for construction activities, specifically exempting noise generated from construction between the hours of 7:00 a.m. and 6:00 p.m. on weekdays and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays.

For construction noise, neither the City's General Plan nor the Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receptors, which would allow for a quantified determination per CEQA; therefore, a numerical construction threshold based on Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* (FTA Manual) is used for analysis of daytime construction impacts. The FTA criteria establish daytime exterior noise standards of 80 dBA maximum instantaneous noise level (L_{max}) for noise sensitive residential land uses.

The City does not regulate vibrations associated with construction or operations. However, a discussion of construction vibration is included for full disclosure purposes. For comparison purposes, the Caltrans recommended standard of 0.3 inch per second peak particle velocity (PPV)[184] with respect to the prevention of structural damage for older residential buildings is used as a threshold. This is also the level at which vibrations may begin to annoy people in buildings. The Residential Development Site would not be a source of groundborne vibration during operations. Transportation noise sources as a result of development of the Residential Development Site and onsite noise sources produced by the project are discussed qualitatively.

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?

Residential Development Site: Construction and operation of the Residential Development Site has the potential to result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Residential Development Site in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

[184] ECORP Consulting, Inc. *Noise Impact Assessment for the Walnut Property Project City of Fontana*. Table 2-2. October 2024. (Appendix H).

Off-site Construction Worker Trips. Project construction would result in additional traffic on adjacent roadways over the period that construction occurs. According to CalEEMod, which is used to predict the number of construction-related automotive trips, the maximum number of project construction trips traveling to and from the Residential Development Site during a single construction phase would not be expected to exceed 397 daily trips in total (355 worker commute trips and 42 vendor truck trips). According to the Caltrans Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013), a doubling of traffic on a roadway is required to result in an increase of 3 dB (outside of the laboratory, a 3-dBA change is considered a just-perceivable difference). The roadway segment on South Highland Avenue that fronts the northern project boundary accommodates an average of 5,150 vehicle trips daily, while Walnut Street (between Beech Avenue and Citrus Avenue) along the southern project boundary experiences an average of 2,400 vehicle trips daily. Based on these existing traffic loads, project construction traffic would not cause a doubling of traffic which would result in a perceptible increase in traffic noise; therefore, construction-traffic related noise level increase would be **less than significant**, and no mitigation is required.

Construction Noise. Construction is anticipated to begin in May 2025 and would last through July 2027. While construction activities would result in increased short-term noise levels that would be higher than existing ambient noise levels in the vicinity of the Residential Development Site.

Construction noise generated would primarily be associated with the operation of off-road equipment for onsite construction activities as well as construction vehicle traffic on area roadways. This noise is typically intermittent and varies depending on the nature or phase of construction (e.g., site preparation, excavation, paving). Noise generated by construction equipment, including earth movers, pile drivers, and portable generators, can reach high levels. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of noise would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). During construction, exterior noise levels may affect sensitive receptors adjacent to and in the vicinity of the construction area(s).

The nearest noise-sensitive receptors to the Residential Development Site are residences located directly adjacent to (north, east, and west) the Residential Development Site. The city has not identified a numeric threshold pertaining to the construction-related noise due to the fact that construction noise is temporary, short term, intermittent in nature, and would cease upon the completion of the construction activities. Instead, construction noise is regulated by allowable hours of construction. Section 18-63 of the City's Municipal Code prohibits construction between the hours of 10:00 p.m. and 7:00 a.m. Development of the Residential Development Site is required to occur in accordance with the time prohibitions identified in the City's Municipal Code.

To estimate the worst-case onsite construction noise levels that may occur at the nearest noise-sensitive receptors and in order to evaluate the potential health-related effects (physical damage to the ear) from construction noise, construction equipment noise levels were calculated using the Federal Highway Administration's (FHWA's) Roadway Noise Construction Model, which were

then compared against the construction-related noise level threshold established in the Federal Transit Administration's (FTA's) Transit Noise and Vibration Impact Assessment Manual (2018). The FTA identifies a noise level threshold based on the loudness. The FTA construction-related noise level threshold is set at 80 dBA. For the purposes of this analysis, this threshold of 80 dBA Leq is used as an acceptable threshold for construction noise at the nearby sensitive receptors.

Construction equipment is not situated at any one location during construction activities but is typically spread throughout the Residential Development Site at various distances from sensitive receptors. Therefore, this analysis employs FTA guidance for calculating construction noise, which recommends measuring construction noise produced by all construction equipment simultaneously from the center of the Residential Development Site, which in this case is approximately 365 feet from the nearest single-family residences surround the Residential Development Site. Construction equipment anticipated to be used during project construction is provided by the California Emissions Estimator Model (CalEEMod 2022.1).[185] The anticipated construction equipment for each specific construction activity (i.e., site preparation, grading, building construction, etc.) is then entered individually into the FHWA's Roadway Construction Model.

Recent case law has held that the use of an absolute noise threshold for evaluating all ambient noise impacts violated CEQA because it did not provide a "complete picture" of the noise impacts that may result from implementation of the ordinance. As such, the Residential Development Site's construction noise is estimated and then added to the average daily ambient noise level in the site vicinity as determined by the baseline noise survey (see 5.13.A). As previously described, the dB scale is logarithmic, not linear, and therefore sound levels cannot be added or subtracted through ordinary arithmetic. For example, a 65 dB source of sound, such as a truck, when joined by another 65 dB source results in a sound amplitude of 68 dB, not 130 dB (i.e., doubling the source strength increases the sound pressure by three dB). Furthermore, when combining two separate sources where one of the noise sources is 10 dB or greater than the other noise source, the noise contribution of the quieter source is completely obscured by the louder source.

The anticipated short-term construction noise levels generated for the necessary equipment for each phase of construction are presented in Table 5.13.C.

185 CalEEMod is designed to calculate air pollutant emissions from construction activity and contains default construction equipment and usage parameters for typical construction projects based on several construction surveys conducted in order to identify such parameters.

Table 5.13.C: Construction Average (dBA) Noise Levels at Nearest Receptors

Construction Phase	Average Ambient Noise Level (dBA L_{eq})[1]	Existing Ambient + Estimated Exterior Construction Noise Level @ Closest Receptor (dBA L_{eq})	FTA Construction Noise Standard (dBA L_{eq})	Exceeds Standard ?
Site Preparation	52.7	67.0	80	No
Grading		69.8	80	No
Building Construction, Paving & Architectural Coating		56.4	80	No

Source: ECORP Consulting Inc. Noise Impact Assessment for the Walnut Property Project City of Fontana. Table 5-1. October 2024. (Appendix H).
Notes: Average ambient noise levels of the Residential Development Site vicinity were estimated using the average Leq of the three short term noise measurement taken on August 5th, 2024, and identified in Table 5.13.A. Building Construction, paving & architectural coating assumed to occur simultaneously.
Leq = The equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the Leq 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. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.

As discussed above, daytime noise levels generated from project construction would be below the 80 dBA L_{eq} criteria established by the FTA for residential uses. It is noted that construction noise was modeled on a worst-case basis. It is unlikely that all pieces of construction equipment would be operating at the same time for the various phases of project construction. Nevertheless, the proposed project would be required to comply with the construction hours specified in Section 18-63(b)(7) of the City. As specified in **Standard Condition NOI-1,** project construction activities would occur only between the hours and days prescribed in Section 18-63(b)(7) of the City Municipal Code, and project construction would be required to implement City prescribed best practices for reducing construction noise.

Standard Conditions. Mitigation is not required; however, the following Standard Conditions are regulatory requirements that would be implemented pursuant to Section 18-63(7) of the Fontana Municipal Code to ensure impacts related to construction-period noise remain **less than significant**.

Standard Condition NOI-1: Prior to issuance of grading and building permits, the Project Applicant shall provide evidence to the City that construction plans include direction to adhere to the following source controls at all times:

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

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:

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

   ii. Temporarily enclose localized and stationary noise sources.

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

   This condition shall be implemented to the satisfaction of the City of Fontana Building Inspector.

Adherence to **Standard Condition NOI-1** would ensure the Residential Development Site would not generate a substantial temporary increase in ambient noise levels in the Residential Development Site vicinity in excess of standards established in the local general plan or noise ordinance during more sensitive hours. Therefore, the overall noise levels generated by project construction would be minimized, and construction noise impacts would be **less than significant.** Mitigation is not required.

Land Use Compatibility. Noise-sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Residences, schools, hospitals, guest lodging, libraries, and some passive recreation areas would each be considered noise-sensitive and may warrant unique measures for protection from intruding noise. The nearest noise-sensitive receptors to the Residential Development Site are single-family residences located directly adjacent to the Residential Development Site to the north, east, and west. Additionally, single-family residences are located south of the Residential Development Site across Walnut Street.

The project proposes the development of 393 residential units. Because the project is proposing the development of new noise-sensitive land uses within the existing noise environment, land use compatibility must be considered. The most basic planning strategy to minimize adverse impacts on new land uses due to noise is would negatively affect noise-sensitive land uses to either,1) avoid designating certain land uses, such as schools, hospitals, childcare, senior care, congregate care,

churches, and all types of residential use in areas anticipated to exceed acceptable noise levels as defined by the General Plan Noise Element, or 2) protect such uses through sound attenuation measures such as site and architectural design and sound walls. The predominant source of noise affecting the Residential Development Site is traffic noise generated on the I-210 and South Highland Avenue. Traffic on I-210 and South Highland Avenue generates noise level of approximately 64.8 and 67.1 dBA CNEL, respectively at the northern boundary of the Residential Development Site. Combined, these two noise sources generate approximately 69.1 dBA CNEL at the northern property boundary.

The City General Plan Noise Element Goal 8, Actions A and B state that noise-sensitive residential (Action A) or recreation (Action B) receptors shall be discouraged in areas experiencing noise levels in excess of 65 dBA CNEL. The noise levels currently experienced at the northern portion of the Residential Development Site exceed that which is considered acceptable by the City General Plan Noise Element.

Segments of I-210 in the Residential Development Site vicinity are bounded by a 15-foot tall concrete soundwall atop a large earthen berm along the freeway corridor, which breaks the line-of-sight (and provides noise attenuation) between I-210 and the exiting residences surrounding the Residential Development Site. There is no such feature flanking the segment of I-210 directly north of the Residential Development Site. Although extension of the existing soundwall along I-210 directly north of the Residential Development Site would provide substantial noise attenuation, the how, where, and when or even if such a feature would be constructed is under the discretion of Caltrans. Accordingly, the Residential Development Site design includes a soundwall at least 6 feet in height spanning the northern boundary of the Residential Development Site from the northwest corner to Knox Avenue. Additionally, residential units built on Lots 374 – 386 would be designed and built with the installation of standard thermal-pane residential windows and doors with a minimum sound transmission class (STC) rating of STC 35 and include air conditioning units to allow for occupants to close doors and windows as desired for additional acoustical isolation.

A solid wall or berm generally reduces noise levels by 10 to 20 dBA, which would reduce traffic noise levels to range between from 49.1 to 59.1 dBA CNEL at the northern portion of the Residential Development Site. This noise level is below the City's established 65 dBA CNEL residential standard.[186] Furthermore, the installation of noise-reducing building materials in the northern-most project residences would provide at least 7 dB of noise reduction within the building interior. Collectively, these project design features would reduce the Residential Development Site's exposure to traffic noise from traffic noise on I-210 and South Highland Avenue in accordance with General Plan Noise Element Goal 8, Actions A and B. Impacts would be **less than significant.** Mitigation is not required.

On-site Operational Noise.[187] The main noise source generated from the proposed residences would include mechanical equipment and other typical sources specific to residential neighborhoods, such

[186] Combined I-210 and S. Highland Avenue traffic noise levels of 69.1 dBA – 10 = 59.1 dBA CNEL. Combined I-210 and S. Highland Avenue traffic noise levels of 69.1 dBA – 20 = 49.1 dBA CNEL.

[187] The project includes development of a residential neighborhood within an existing residential neighborhood. Assembly Bill 1307 of 2023 specifies that "the effects of noise generated by project occupants and their guests on human beings is not a significant effect on the environment for residential projects for purposes of CEQA."

as barking dogs, internal traffic circulation, power tools and landscaping equipment, radios, and people talking. According to previous field noise measurements,[188] mechanical heating, ventilation, and air conditioning equipment generates noise levels less than 45 dBA at 20 feet. This noise level is less than the City's daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) noise standard for residential land uses (see Table 5.15.B.) Previous field measurements within six different residential neighborhoods, including two multi-family neighborhoods, two single-family neighborhoods, and two mixed density neighborhoods identify an average daytime noise environment of 51.9 dBA. This level of typical residential noise is below the City's daytime standard. As the project results in the development of residential uses to existing similar uses, the project is consistent with the existing type, intensity, and pattern of land use existing in the Residential Development Site vicinity. The level of noise generated during occupancy of the Residential Development Site would not exceed standards established by the City. On-site operation noise impacts would be **less than significant,** and mitigation is not required.

Operational off-site Traffic Noise. Walnut Street and South Highland Avenue, which front the Residential Development Site, experience an average daily traffic count of 2,400 and 5,150 vehicles, respectively. The Residential Development Site would generate 3,230 trips daily trips. Assuming that half of this project traffic would utilize either the north (Knox Avenue to South Highland Avenue) or south entry (Walnut Street), traffic on each of these roadways would increase by approximately 1,615 trips daily.

Typically, a doubling of traffic on a roadway is required to result in an increase of 3 dB (outside of the laboratory, a 3-dBA change is considered a just-perceivable difference)[189]. The contribution of an additional 1,615 project-related daily trips would not result in a doubling of traffic on either of the Walnut Avenue or South Highland Avenue; therefore, project occupancy would not contribute to a perceptible noise level increase. In the absence of such an increase, traffic-related noise impacts resulting from project occupancy would be **less than significant,** and mitigation is not required.

Upzone Properties: The primary existing noise sources in the vicinity of the Upzone Properties are transportation facilities. Traffic on Jurupa Avenue, Tamarind Avenue, Alder Avenue, Locust Avenue, and other local streets contribute to the ambient noise levels in the project vicinity. Additionally, Ruth O. Harris Middle School operates approximately 550 feet north of the Upzone Properties. Noise-sensitive land uses in the project vicinity include existing residential uses adjacent to the Upzone Properties, as well as Ruth O. Harris Middle School.

As is typical for programmatic analyses, future development that may occur on the Upzone Properties would undergo project-specific environmental review under CEQA to evaluate project-level impacts relative to noise and vibration. Accordingly, future development of the Upzone Properties would be subject to the following mitigation measures.

Mitigation Measures. The following mitigation measures are required to reduce potentially significant impacts from noise and vibration to less than significant levels.

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188 ECORP Consulting, Inc. *Noise Impact Assessment for the Walnut Property Project City of Fontana*. Page 26. October 2024. (Appendix H).

190 California Department of Transportation. *Transportation and Construction Vibration Guidance Manual*. 2020.

Mitigation Measure NOI-1: Prior to issuance of a grading permit, a developer shall contract for a site-specific noise and vibration study for development of any portion of the Upzone Properties. The noise and vibration study shall be performed by an acoustic consultant experienced in such studies, and the consultant's qualifications and methodology to be used in the study must be presented to City staff for consideration. The site-specific noise and vibration study shall specifically identify potential noise and vibration impacts upon any proposed sensitive uses (addressing Upzone Properties buildout conditions), as well as potential project impacts upon off-site sensitive uses due to construction, stationary, and mobile noise sources. Mitigation, which may include, but shall not be limited to, temporary noise attenuation barriers erected during project construction, shall be required if exterior noise levels exceed 65 A-weighted decibels (dBA) or interior noise levels exceed 45 dBA, as identified in Article V (Residential Zoning Districts), Division 6 (Performance Standards), Section 30-469 (Noise) of the City's Municipal Code.

Mitigation Measure NOI-2: To reduce impacts related to heavy construction equipment moving and operating on site during project construction, grading, demolition, and paving prior to issuance of grading permits, the applicant shall ensure that the following procedures are followed:

- Construction equipment, fixed or mobile, shall be properly outfitted and maintained with feasible noise-reduction devices to minimize construction generated noise.
- Laydown and construction vehicle staging areas shall be located away from noise sensitive land uses, if feasible**.**
- Stationary noise sources such as generators shall be located away from noise sensitive land uses, if feasible.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent 24 hours a day to report noise and other nuisance-related issues, if necessary. The point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust after hours, on weekends, and on holidays. In the event that the City of Fontana receives a pattern of noise complaints, appropriate corrective actions shall be implemented, such as onsite noise monitoring during construction activities, and a report of the action shall be provided to the reporting party.

With implementation of **Mitigation Measures NOI-1** and **NOI-2**, impacts would be **less than significant**.

Significance Conclusion: With adherence to **Standard Condition NOI-1** and project design features discussed above, construction and operational noise impacts from implementation of the Residential Development Site project would be **less than significant**, and no mitigation is required. Adherence to **Standard Condition NOI-1** and implementation of **Mitigation Measure NOI-1** and **Mitigation Measure NOI-2** would ensure future development of the Upzone Properties would be evaluated for construction and operational noise and vibration at the site- and project-specific level to reduce noise and vibration at nearby sensitive receptors in accordance with applicable regulatory policies. Impacts would be reduced to **less than significant with mitigation incorporated.**

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

Residential Development Site:

Construction-related Vibration. Excessive groundborne vibration impacts result from continuously occurring vibration levels. Increases in groundborne vibration levels attributable to the Residential Development Site would be primarily associated with short-term construction-related activities. Construction on the Residential Development Site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. Vibration decreases rapidly with distance, and it is acknowledged that construction activities would occur throughout the Residential Development Site and would not be concentrated at the point closest to sensitive receptors. Groundborne vibration levels associated with construction equipment are summarized in Table 5.13.D.

Table 5.13.D: Representative Vibration Source Levels for Construction

Equipment Type	Peak Particle Velocity at 25 Feet (inches per second)
Vibratory Roller	0.210
Pile Driver	0.170
Large Bulldozer	0.089
Caisson Drilling	0.089
Hoe Ram	0.089
Loaded Trucks	0.076
Jackhammer	0.035

Source: ECORP Consulting Inc. *Noise Impact Assessment for the Walnut Property Project City of Fontana*. Table 5-2. October 2024. (Appendix H).

The City does not regulate or have a numeric threshold associated with construction vibrations. However, a discussion of construction vibration is included for full disclosure purposes. For comparison purposes, the recommended standard of 0.3 inches per second PPV with respect to the prevention of structural damage for older residential buildings is used as a threshold[190]. This is also the level at which vibrations may begin to annoy people in buildings. It is acknowledged that construction activities would occur throughout the Residential Development Site and would not be concentrated at the point closest to sensitive receptors. Therefore, consistent with FTA recommendations for calculating construction vibration, construction vibration was measured from the center of the Residential Development Site (FTA 2018), which is approximately 365 feet from the nearest residential structures bordering the eastern and western sides of the Residential Development Site. Based on the representative vibration identified in Table 5.13.D it is possible to estimate the potential Project construction vibration levels.[191] Table 5.13.E identifies the expected construction-related vibration levels at a distance of 365 feet.

Table 5.13.E: Construction Average (dBA) Noise Levels at Nearest Receptors

Receiver PPV Levels (in/sec)[1]					Peak Vibration	Threshold	Exceed Threshold?
Large Bulldozer, Caisson Drilling, & Hoe Ram	Loaded Trucks	Jackhammer	Pile Driver	Vibratory Rollers			
0.0016	0.0014	0.0006	0.0030	0.0038	.0038	.03	No

Source: ECORP Consulting Inc. *Noise Impact Assessment for the Walnut Property Project City of Fontana*. Table 5-3. October 2024. (Appendix H).

As detailed in Table 5.13.E, vibration resulting from on-site construction activities would not exceed the recognized threshold of 0.3 PPV at the nearest structure; therefore, impacts would be **less than significant,** and mitigation is not required.

Long-Term Operational Vibration. Occupancy of the Residential Development Site would allow activities typical of single-family residential uses and does not include feature or activities that would generate significant levels of vibration. Project operations would not include the use of any stationary equipment that would result in excessive vibration levels.

Vibration levels generated from project-related traffic on the adjacent roadways are unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. If a roadway is smooth, associated ground-borne vibration is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration-velocity level. The typical threshold for human perception of vibration is 65 VdB, with 100 VdB as the general threshold where minor damage can occur in fragile buildings; therefore, operation (traffic) of the Residential Development Site would not result in vibration levels that would annoy persons or damage structures. Impacts are **less than significant**, and mitigation is not required.

190 California Department of Transportation. *Transportation and Construction Vibration Guidance Manual*. 2020.
191 Federal Transit Administration. *Transit Noise and Vibration Impact Assessment*. 2018.

Upzone Properties: The proposed upzone action does not include any development on the Upzone Properties. Should future development occur, construction activities and operation would be subject to applicable noise regulations in effect at the time development is proposed. These regulations are applied to most private construction activity, City-wide, regardless of location. Development of the Upzone Properties could generate noticeable vibrations at adjacent uses during construction, and **Mitigation Measure NOI-3** is prescribed for development of the Upzone Properties to ensure vibration impacts are deduced to **less than significant with mitigation incorporated.**

Mitigation Measure NOI-3: Prior to issuance of a grading permit, the Applicant shall prepare a site-specific noise and vibration study for development of any portion of the Upzone Properties, as required under **Mitigation Measure NOI-1**. The site-specific noise and vibration studies shall identify structures that are located within 25 feet of heavy construction activities and/or that have the potential to be affected by ground-borne vibration. This task shall be conducted by a qualified structural engineer as approved by the City's Director of Community Development, or designee. Once a project's construction equipment list is finalized, a comparison of the proposed equipment to be used and the assumed equipment vibration levels presented in Table 7-4 of the Federal Transit Administration Noise and Vibration Impact Assessment Manual – FTA Report No. 0123 shall be completed. If it is determined that the proposed equipment would not generate vibration levels that could exceed the FTA Damage Criteria presented in Table 7-5 of the Federal Transit Administration Noise and Vibration Impact Assessment Manual – FTA Report No. 0123, further vibration mitigation would not be necessary. However, if levels would potentially exceed the FTA Damage Criteria presented in Table 7-5 of the Federal Transit Administration Noise and Vibration Impact Assessment Manual – FTA Report No. 0123, project applicants shall develop a vibration monitoring and construction contingency plan for approval by the City Director of Community Development, or designee, to identify structures where monitoring would be conducted; set up a vibration monitoring schedule; define structure-specific vibration limits; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies shall be identified for when vibration levels approached the FTA Damage Criteria limits. When vibration levels approach limits, contractors shall suspend construction and implement contingencies as identified in the approved vibration monitoring and construction contingency plan to either lower vibration levels to below FTA Damage Criteria limits or secure the affected structures to prevent damage.

As noted under threshold discussion 5.13.1a above, future development that may occur on the Upzone Properties would undergo project-specific environmental review under CEQA to evaluate project-level impacts relative to noise and vibration. Accordingly, future development of the Upzone Properties would be subject to the **Mitigation Measures NOI-1** through **NOI-3**. Impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: Construction and operational vibration impacts from the Residential Development Site would be **less than significant**, and no mitigation is required. There is no proposed development for the Upzone Properties at this time. Any future proposed development of the Upzone Properties would be subject to project-level noise analysis prior to approval and would be required to implement **Mitigation Measures NOI-1** through **NOI-3**. Impacts would be **less than significant with mitigation incorporated**.

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 2 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?

Residential Development Site: The nearest airports to the Residential Development Site are San Bernardino International Airport (SBIA) and Ontario International Airport (OIA), which are located approximately 12.5 miles southeast and 9.5 miles southwest of the Residential Development Site, respectively. The Residential Development Site is not located within the Airport Influence Area or 65 a-weighted decibels (dBA) community noise equivalent level (CNEL) noise contour established for SBIA.[192] The Residential Development Site is additionally located outside the OIA Airport Influence Area or Safety Zone established in the Ontario International Airport Land Use Compatibility Plan (ONTLUCP)[193] and outside the 60 dBA CNEL noise impact area established for the OIA.[194] Therefore, the Residential Development Site would not expose people working in the project area to excessive airport-related noise levels. **No impact** would occur, and no mitigation is required.

Upzone Properties: The proposed upzone action does not include any development on the Upzone Properties. The Upzone Properties are not located within the vicinity of a private airstrip or airport land use plan, or within 2 miles of a public airport or public use airport. Should future development occur, construction activities and operations would be subject to applicable noise regulations in effect at the time development is proposed. These regulations are applied to most private construction activity, City-wide, regardless of location. **No impact** would occur, and no mitigation is required.

Significance Conclusion: Neither the Residential Development Site nor the Upzone Properties would expose people working in the project area to excessive airport-related noise levels. **No impact** would occur, and no mitigation is required.

192 City of San Bernardino. *City of San Bernardino General Plan*. Figure LU-4. Adopted November 1, 2005.

193 Ontario International Airport Land Use Compatibility Plan. *Chapter 2: Procedural and Compatibility Policies.* Map 2-1 *Compatibility Policy Map: Airport Influence Areas* and 2-2 *Compatibility Policy Map: Safety Zones*, April 19, 2011.

194 *Ibid.* Map 2-3: *Compatibility Policy Map: Noise Impact Zones*.

5.14 POPULATION AND HOUSING

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

5.14.1 Impact Analysis

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

Residential Development Site: CEQA Guidelines Section 15126.2(d) identifies a project as growth inducing if it fosters economic or population growth, or development of businesses or housing either directly or indirectly in the surrounding environment. New employees from commercial or industrial development and new population from residential development represent direct forms of growth, which have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. Under CEQA Guidelines Section 15126.2(e), it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment. Typically, the growth-inducing potential of a project would be considered substantial if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies (e.g., SCAG).

The Residential Development Site is located between South Highland Avenue and Walnut Street and is bound on the south, east, and west by existing single-family residential development. These areas are fully served by dry and wet utility providers; therefore, the project does not require the extension of new of expansion of existing roads or other infrastructure.

The United States Census Bureau estimated the City's population to be 215,465 persons (July 1, 2024).[195] The Residential Development Site is currently zoned R-4 (Multi-Family Medium/High Density Residential and allows a density between 24.1 and 39 du/ac. Using the average density of 31.55 du/ac, approximately 963 units could be developed. Based on an occupancy rate of 3.70 persons/unit, the resulting population on the Residential Development Site could reach 3,563 persons under the existing land use and zoning designations.[196]

[195] United States Census Bureau. *QuickFacts, Fontana City, California*. Website: https://www.census.gov/quickfacts/fact/table/fontanacitycalifornia/PST045222 (accessed February 18, 2025).

[196] California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2021-2024 with 2020 Census Benchmark.* 2024.

The California Department of Housing and Community Development (HCD) supplies a regional housing goal to SCAG, which is then mandated to allocate the housing goal to City and County jurisdictions in the region through a Regional Housing Needs Allocation (RHNA). SCAG adopted its RHNA for the 6th cycle, which covers an eight-year planning period (2021-2029) to address housing issues related to future growth in the SCAG region. The major goal of the RHNA is to assure a fair distribution of housing with the SCAG region so that every community provides an opportunity for a mix of housing that accommodates all economic segments of the community. Fontana's share of the SCAG regional growth allocation is 17,519 new housing units.[197] Table 5.13.A identifies the distribution of these housing units for each economic category.

Table 5.14.A: Housing Needs for 2021 -2029

Income Category (percent of County Adjusted Median Income)[1]	Number of Units	Precent
Extremely Low (30 percent of less)	2,554	13
Very Low (31 to 50 percent)[2]	2,555	15
Low (51 to 80 percent)	2.950	17
Moderate (81 to 120 percent)	3,035	17
Above Moderate (over 120 percent)	6,425	37
Total	**17,519**	**100**

Source: Table 3-44, *Fontana 6th Cycle Housing Element Update*. City of Fontana. Adopted February 8, 2022.

1. In 2019, the median household income for Fontana was $72,918, whereas the County median income was $63,362.15.
2. Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.

The Residential Development Site includes a Zone Change to rezone the site to R-3 (12.1 – 24.0 du/ac). The R-3 zone permits development of garden apartments, condominiums and townhouses and would reduce the number of residential units that could be developed on-site. Under the proposed R-3 zone (12.1 – 24.0 du/ac), the proposed project includes the development of 393 units, resulting in a density 12.86 du/ac. Thus, the overall reduction in development potential on the Residential Development Site would be 570 units compared to the number of units planned for the Residential Development Site under existing land use and zoning,[198] and the 393 units proposed could result in a population of up to 1,454 persons on the Residential Development Site compared to the 3,563 persons planned for under the existing land use and zoning designations.[199] Therefore, development of the Residential Development Site is not expected to result in growth in the area or City beyond that which has been planned for at General Plan buildout or by SCAG. Impacts related to population growth would be **less than significant** and mitigation is not required.

Upzone Properties: CEQA Guidelines Section 15126.2(d) identifies a project as growth inducing if it fosters economic or population growth, or development of businesses or housing either directly or indirectly in the surrounding environment. New employees from commercial or industrial development and new population from residential development represent direct forms of growth, which have a secondary effect of expanding the size of local markets and inducing additional economic

197 *Ibid.* Table 3-44.

198 Average development potential of 963 units under the existing R-4 Zone, minus proposed development of 393 units under the R-3 Zone, equals 570 residential dwelling units.

199 California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2021-2024 with 2020 Census Benchmark*. 2024. Based on the cited average residential occupancy rate of 3.7 persons per dwelling unit in Fontana.

activity in the area. Under CEQA Guidelines Section 15126.2(e), it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment. Typically, the growth-inducing potential of a project would be considered substantial if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans, land use plans, or in projections made by regional planning agencies (e.g., SCAG).

The California HCD supplies a regional housing goal to SCAG, which is then mandated to allocate the housing goal to City and County jurisdictions in the region through a RHNA. SCAG adopted its RHNA for the 6th cycle, which covers an eight-year planning period (2021-2029) to address housing issues related to future growth in the SCAG region. The major goal of the RHNA is to assure a fair distribution of housing with the SCAG region so that every community provides an opportunity for a mix of housing that accommodates all economic segments of the community.

The Upzone Properties are bounded by Jurupa Avenue to the north, Locust Avenue to the east, existing unimproved roads and the Jurupa Hills to the south, and single-family residential uses to the west. An unpaved segment of Alder Avenue bisects the Upzone Properties. Direct access to the Upzone Properties is provided primarily via Jurupa Avenue, Alder Avenue, and Locust Avenue. Along the Upzone Properties frontage west of Alder Avenue, Jurupa Avenue is a divided roadway providing two travel lanes west and one travel lane east. The intersection of Alder Avenue and Jurupa Avenue is a stop-sign controlled three-way stop. Sidewalks are present along the northern edge of Jurupa Avenue west of Alder Avenue. East of Alder Avenue, Jurupa Avenue is an unimproved dirt road. Developed uses adjacent to the Upzone Properties are fully served by roadway infrastructure and dry and wet utility providers; therefore, future development of the Upzone Properties would not require the extension or expansion of existing roads or other infrastructure beyond the site boundaries.

The proposed upzone action would change the zone of the Upzone Properties from R-PC (3.0-6.4 du/ac) to R-4 (24.1-39 du/ac). In accordance with City procedure utilizing average density for calculating RHNA allocations, the residential development potential for the Upzone Properties would increase from approximately 264 units under the existing zone[200] to approximately 1,770 units under the proposed zone[201] which would increase the residential development potential of the Upzone Properties by approximately 1,506 units. Based on an occupancy rate of 3.70 persons/unit, the resulting population on the Upzone Properties could reach 6,549 persons, which is an increase of 5,572 persons over what the Upzone Properties' current zoning would allow.[202] While this could be considered growth inducing, recent indicators from SCAG indicate that Fontana's population is growing, with projections of as many as 10,000 new residents between 2021 and 2025, and the growth rate expected to continue.

Overall, with both zone changes, the project would result in a net increase of approximately 936 dwelling units.[203] This increase would offset the loss of residential development potential assumed in the General Plan Housing Element for the Residential Development Site and ensure the retention

200 Average density of 4.7 du/ac x 56.1 acres = 264 units.
201 Average density of 31.55 du/ac x 56.1 acres = 1,770 units.
202 California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2021-2024 with 2020 Census Benchmark.* 2024.
203 1,506 unit increase on the Upzone Properties, minus 570 unit decrease on the Residential Development Site, equals 936 unit increase overall.

of City-wide residential unit count consistent with the forecasts identified in the City's General Plan, General Plan Housing Element, and RHNA for the city. Furthermore, Fontana's share of the SCAG regional growth allocation is 17,519 new housing units to meet its RHNA allocation through 2029,[204] and the overall increase in city-wide residential development potential by 936 units would contribute to SCAG's regional growth allocation for the City's RHNA.

In addition, the upzone action at the Upzone Properties could result in up to 6,549 additional residents at the Upzone Property. The population in Fontana based on the 2010 census was 196,069 and was 208,393 based on the 2020 census.[205] This represents a 6.3 percent population increase in a 10-year period. If the population in Fontana continues to grow at this rate, the population in 2040 would be approximately 237,700. While the density upzone of the Upzone Properties could be considered growth inducing, the population in Fontana, according to the General Plan, is projected to increase to 280,000 by 2040.[206] Therefore, the General Plan population projection is thus far outpacing existing and forecasted population growth in the City. The proposed upzone action would help the City's supply of housing keep pace with projected population growth as analyzed in the General Plan.

Therefore, development of the Upzone Properties is not expected to result in growth in the area or City beyond that which was planned for at General Plan buildout or by SCAG. Impacts related to population growth from development of the Upzone Properties would be **less than significant**, and mitigation is not required.

Significance Conclusion: Development of the proposed project is not expected to result in growth in the area or City beyond that which was planned for at General Plan buildout or by SCAG. Impacts related to population growth would be **less than significant**, and mitigation is not required.

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

Residential Development Site: The site consists predominantly of vacant land with the exception of a vacant portable structure and one occupied residence (6622 Knox Avene) located in the northern portion of the Residential Development Site. These structures will be removed/demolished as part of project development.

A January 2024 estimate of housing identified 58,993 housing units in the City.[207] Although the project would result in the demolition of one residence, in light of the overall number of units in the city and the number of units proposed for the site, the removal of one unit is not substantial; therefore, the construction of replacement housing elsewhere is not required. Impacts would be **less than significant,** and mitigation is not required.

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[204] City of Fontana. *Fontana 6th Cycle Housing Element Update*. Table 3-44. Adopted February 8, 2022.

[205] United States Census Bureau. *Data, Fontana City, California*. Website: https://data.census.gov/all?q=fontana (accessed August 14, 2025).

[206] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099*. Page 5.11-1. June 8, 2018.

[207] Department of Finance. *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2023 and 2024*. May 2024.

Upzone Properties: Although the proposed rezone of the Residential Development Site would reduce the number of units that could be developed on-site by approximately 570 units, the residential development potential for the Upzone Properties would increase by approximately 1,506 units. Overall, with both zone changes, the project would result in a net increase of approximately 936 dwelling units.[208] This increase would offset the loss of residential development potential assumed in the General Plan Housing Element for the Residential Development Site and ensure the retention of City-wide residential unit count consistent with the forecasts identified in the City's General Plan, General Plan Housing Element, and RHNA for the city. Fontana's share of the SCAG regional growth allocation is 17,519 new housing units.[209] Table 5.14.A identifies the distribution of these housing units for each economic category, and the overall increase in city-wide residential development potential by 936 units would contribute to SCAG's regional growth allocation for the City's RHNA. Impacts would be **less than significant,** and mitigation is not required.

Significance Conclusion: Although the Residential Development Site project would result in the demolition of one residence, in light of the overall number of units in the city and the number of units proposed for the site, the removal of one unit is not substantial; therefore, the construction of replacement housing elsewhere is not required. No development is currently proposed on the Upzone Properties, therefore, no displacement of current residents would occur. Impacts would be **less than significant,** and mitigation is not required.

[208] 1,506 unit increase on the Upzone Properties, minus 570 unit decrease on the Residential Development Site, equals 936 unit increase overall.

[209] *Ibid.* Table 3-44.

5.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☒	☐	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

5.15.1 Impact Analysis

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

i. Fire protection?

Residential Development Site: Development of the proposed residential uses may incrementally increase the demand for fire protection services due to the increase in the resident population at the Residential Development Site, but not to the degree that the existing fire stations, staff, and equipment within the City could not meet demand. The San Bernardino County Fire Department provides fire protection, fire prevention, and emergency services to the Fontana Fire Protection District (FFPD) for the City of Fontana, including the Residential Development Site. The Residential Development Site is located within the jurisdiction of Division 1, Battalion 2[210] with the nearest fire station being Station 78 (at 7110 Citrus Avenue), located approximately 0.75-mile (via Citrus Avenue and Walnut Street) southeast of the Residential Development Site. Fire Station 78 is staffed with one captain, one engineers, two firefighter paramedics, and one firefighter, and is equipped with one medic engine and one medic squad vehicle.[211] This station responds to approximately 6,000 incidents per year, 80 percent of which are for emergency medical services. In 2022, the response time for San Bernardino County Fire Department for critical emergencies was 7 minutes and 30 seconds.[212]

[210] San Bernardino Fire Protection District. *Fire Stations.* https://sbcfire.org/firestations/ (accessed: February 24, 2025).

[211] City of Fontana. *About the Fontana Fire District, Stations & Equipment, Fire Station 78*. https://www.fontanaca.gov/639/Stations-Equipment. (accessed: February 24, 2025.)

[212] San Bernardino County Fire Protection District. *Service Zone FP-5, 2022 Information, Valley Service Zone, West Valley.* https://sbcfire.org/fp5/. (accessed February 3, 2023).

However, this time is skewed due to the long response distances in outlying areas of the County. The County Fire Department, in urban areas, has a target response time of 7 minutes and 30 seconds. Average travel time between Fire Station 78 and the Residential Development Site is approximately 4 minutes. The Residential Development Site would generate 225 new a.m. peak hour trips, 297 new p.m. peak-hour trips. As discussed in the project-specific Traffic Impact Analysis, future conditions on the route from Fire Station 78 to the Residential Development Site entry on Walnut Street would not exceed the City's established Level of Service standard[213] or increase congestion. Furthermore, the Residential Development Site is located in an urban setting already served by the FPD. First responders already patrol the Residential Development Site vicinity, and all vehicles are required to yield the right-of-way to authorized emergency vehicles pursuant to California Vehicle Code 21806. Therefore, the Residential Development Site is not expected to increase the FFPD's response times such that the target response time of 7 minutes and 30 seconds could not be maintained.

As detailed in Section 5.14, Population and Housing, development of the Residential Development Site would not induce substantial unplanned population growth in the city or region. The Residential Development Site is located within an urbanized area and would be connected to existing municipal roadways and utility infrastructure. As discussed in Section 5.20, Wildfire, the Residential Development Site is not within a State or Local Responsibility Area (SRA or LRA) High or Very High Fire Hazard Severity Zone (H/VHFHSZ) and is not located in an area identified by the City to be at risk of a wildfire event. The Residential Development Site would be constructed in accordance with the current (2022) California Building Code, Part 9 (the California Fire Code or CFC), as adopted by reference and amended by the San Bernardino County Fire Protection District and as administered locally by the Fontana Fire Protection District. The CFC requires the proposed buildings to incorporate construction techniques and materials such as roofs, eaves, exterior walls, vents, appendages, windows, and doors resistant to and/or to perform at high levels against ignition during exposure to fires. Fire sprinklers also would be incorporated throughout the proposed buildings to further reduce fire risk and service demand.

The FFPD provides technical review of all building construction plans within the City of Fontana and would review the Residential Development Site to ensure the buildings meet the most current adopted version of the CFC and CBC prior to construction. Development of the Residential Development Site would include fire prevention and suppression, including fire hydrants, fire alarms, and building sprinkler systems, to reduce the potential for fires at the site and demand for fire services. Figure 6 details the Fire Access Plan for the Residential Development Site, identifying project design features that facilitate fire apparatus turning radii, fire ladder setbacks, and fire lanes throughout the site. The Residential Development Site provides a 36-foot-wide loop road around the central portion of the site (Streets "A", "YY", "C" and "H"), and either a 28-foot (Street "C" extension) or 34-foot wide (Street "B") extending from the loop road northward. Access to home clusters, motor courts, or townhouse would be via 26-foot-wide streets/drive aisles that provide access to each unit. Vehicular access to the site would be gated entry at the Residential Development Site entrances. All entry gates would include an override switch to allow access by emergency responders. All points of

[213] Translutions, Inc. *Walnut Street and Highland Avenue Residential Traffic Impact Analysis, Administrative Draft*. Tables C through G. October 6, 2025 (Appendix I-1).

site access and driveway aprons are designed and would be constructed to adequate widths for public safety pursuant to local requirements.

The Residential Development Site design would be submitted to and approved by the FFPD prior the issuance of building permits to ensure the design meets the requirements of the FFPD and would be constructed and operated/occupied per applicable standards required by the City for new development with regard to fire protection. In addition, the City maintains mutual aid agreements with fire protection agencies in the surrounding cities (e.g., Rancho Cucamonga, Ontario, and Rialto), which allow for the services of nearby fire departments to assist the FFPD during major emergencies.

Construction and occupation of the proposed residential uses in accordance with applicable policies (i.e., CBC and CFC) designed to minimize fires and risk to persons and structures from exposure to fires would not require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. Impacts associated with the need to expand fire protection services and facilities to maintain acceptable levels of service would be **less than significant,** and mitigation is not required.

Upzone Properties: The San Bernardino County Fire Department provides fire protection, fire prevention, and emergency services to the FFPD for the Upzone Properties. The nearest fire station in proximity to the Upzone Properties is San Bernardino County Fire Station 77 one mile north of the Upzone Properties. Both the City and CalFire delineate the Upzone Properties within a H/VHFHSZ.[214,215] The upzone action at the Upzone Properties could result in up to 6,549 additional residents at the Upzone Property than is currently zoned. The population in Fontana based on the 2010 census was 196,069 and was 208,393 based on the 2020 census.[216] This represents a 6.3 percent population increase in a 10-year period. If the population in Fontana continues to grow at this rate, the population in 2040 would be approximately 237,700. While the density upzone of the Upzone Properties could be considered growth inducing, the population in Fontana, according to the General Plan, is projected to increase to 280,000 by 2040.[217] Therefore, the General Plan population projection is thus far outpacing existing and forecasted population growth in the City. The proposed upzone action would help the City's supply of housing keep pace with projected population growth as analyzed in the General Plan.

The City monitors staffing levels to ensure that adequate fire protection and response times continue to be provided as individual development projects are proposed and on an annual basis as part of the City Council's budgeting process. For any future residential development that occurs on the Upzone Properties pursuant to the upzone actions, project-specific applicant(s) shall submit applications to City staff for review pertaining to public services and safety, including, but not limited to, fire and

[214] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099*. Figure 4-6, *Wildfire Hazard Severity Zones.* June 8, 2018.

[215] California Department of Forestry and Fire Protection (CALFIRE). *Fire Hazard Severity Zones Map*. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed April 19, 2025).

[216] United States Census Bureau. *Data, Fontana City, California*. Website: https://data.census.gov/all?q=fontana (accessed August 14, 2025).

[217] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099*. Page 5.11-1. June 8, 2018.

police services and parks and recreation to verify that adequate public services are available to support future development and growth in the city through standard conditions of approval.

In accordance with the California Fire Code, project applicants are required to design, construct, and maintain structures, roadways, and facilities to maintain appropriate emergency/evacuation access to and from the Upzone Properties as codified in Section Nos. 30-429 (Public Safety) and 30-476(g)(7) (Subdivision and Site Plan Design) of the City Municipal Code. Future development proposals for the Upzone Properties would be subject to FFPD review and would be conditioned to comply with existing FFPD and city policies, programs, and/or regulations relative to the provision of fire protection services, as well as implement project design features intended to keep FFPD service demand increases to a minimum. The proposed upzone action would increase the potential residential development density of the Upzone Properties in a H/VHFHSZ. As prescribed in **Mitigation Measures HAZ-4** and **HAZ-5** in Section 5.9.1, Hazards and Hazardous Materials, future development proposals would be required to include wildland fire evacuation plans and fire protection plans in their respective project design, and implementation of project design features to ensure adequate first responder access and capacity of hydrants, ignition-resistant construction of buildings and structures, implementation of fuel modification zones and defensible space, and evacuation options in the event of a wildfire emergency for occupants of the Upzone Properties. Impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: Construction and occupation of the proposed residential uses in accordance with applicable policies (i.e., CBC and CFC) designed to minimize fires and risk to persons and structures from exposure to fires would not require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. No specific development proposal is included in the upzone action, so no direct increase in population or corresponding increased demand for fire protection services would occur at this time, and the proposed upzone action would not require the construction of new or expansion of existing fire protection facilities. With implementation of **Mitigation Measures HAZ-4** and **HAZ-5,** impacts to fire protection services would be **less than significant with mitigation incorporated.**

ii. Police protection?

Residential Development Site: The City of Fontana Police Department (FPD) headquarters is located at 17005 Upland Avenue, approximately 3.4 miles southeast of the Residential Development Site (via Walnut Street, Sierra Avenue, and Upland Avenue.) The City monitors staffing levels to ensure that adequate police protection and response times continue to be provided as individual development projects are proposed and on an annual basis as part of the City Council's budgeting process. Additionally, the City employs a 5-year strategic planning process to ensure adequate police services as buildout of the City occurs. Implementation of the proposed residential uses could incrementally increase the demand for police services. However, the site has been designated for higher density residential development and would not result in changes in the amount or location of population forecast by the City in its General Plan or in police strategic planning.

The FPD has just over 300 employees, with 192 sworn officers and 112 civilian staff, and operates out of the FPD headquarters. The FPD is organized with four patrol beats, with the Residential Development Site located in Beat 2 (areas south of I-210 and north of Foothill Boulevard). The Patrol

Division is divided into five patrol teams, with officers working three 12-hour shifts to cover the four beats. The FPD operates with a mandatory minimum of 10 officers per shift, though a shift typically includes 12 to 14 officers supervised by a corporal, sergeant, and lieutenant.[218] In December 2024, the current average response time for Class I calls (calls related to an immediate risk to life/safety) was 4.56 minutes,[219] and the FPD made 678 Class A arrests, of which approximately 22 percent were made within FPD Beat 2.[220]

As discussed in project-specific Traffic Impact Analysis, the future conditions at the studied intersections on the route from FPD headquarters to the Residential Development Site entry on Walnut Street do not exceed the City's established Level of Service standard[221] or increase congestion. Furthermore, the Residential Development Site is located in an urban setting already served by the FPD, which routinely patrols in the Residential Development Site vicinity. Furthermore, all vehicles are required to yield the right-of-way to authorized emergency vehicles pursuant to California Vehicle Code 21806. The continual monitoring of police staffing levels by the City would ensure the Residential Development Site would not result in a significant reduction in police response times. The Residential Development Site would be designed and operated per applicable standards required by the City and FPD for new development with regard to public safety. The City maintains mutual aid agreements with police agencies in the surrounding cities (e.g., Rancho Cucamonga, Ontario, and Rialto) and with the San Bernardino County Sheriff's Department, which allow for the services of nearby police departments to assist the FPD during major emergencies.

The FPD employs Crime Prevention Through Environmental Design (CPTED) principles during the development review process for new construction and offers CPTED inspection services free of charge to reduce the likelihood of criminal activity and create safer places for the community.[222] The Residential Development Site would incorporate CPTED pursuant to Section 30-395 of the City's Zoning and Development Code to keep FPD service demand increases to a minimum. For example, the Residential Development Site would implement informal surveillance design such as architecture, landscaping, and lighting designed to minimize visual obstacles and eliminate places of concealment for potential assailants. Additionally, access to the Residential Development Site would be managed with security gates, and the proposed residential buildings would have security lighting located on the building façades to reduce the potential for crime.

Construction and occupation of the proposed residential uses in accordance with applicable policies designed to ensure adequate public safety would not require new or physically altered police protection facilities, the construction of which could cause significant environmental impacts. Impacts

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218 Heintze, Hillard. *Fontana Police Department, An Independent Assessment of Law Enforcement Operations*. November 6, 2000. https://www.fontanaca.gov/3337/Police-Audit-Crime-Statistics.(accessed: February 25, 2025).

219 Fontana Police Department. *Police Department Monthly Report, December 2024*. https://www.fontanaca.gov/DocumentCenter/View/45679/December2024-Report-for-City-Council-Rev. Accessed (accessed: February 25, 2025).

220 *Ibid.* Citywide Arrests (December 2024): Crimes against persons, 152 (22 percent); crimes against property, 348 (51 percent); crimes against society, 178 (26 percent). Fontana Police Department. *Police Department Monthly Report, December 2024*.

221 Translutions, Inc. *Walnut Street and Highland Avenue Residential Traffic Impact Analysis, Administrative Draft*. Tables C through G. October 6, 2025 (Appendix I-1).

222 City of Fontana. *Crime Prevention Through Environmental Design.* https://www.fontanaca.gov/DocumentCenter/View/7417/CPTED-Guidelines. (accessed February 25, 2025).

associated with the need to expand police protection services and facilities to maintain acceptable levels of service would be **less than significant,** and mitigation is not required.

Upzone Properties: The FPD headquarters is located at 17005 Upland Avenue, approximately 3.7 miles northwest of the Upzone Properties (via Sierra Avenue and Jurupa Avenue). The Upzone Properties are located in an urban setting already served by the FPD, which routinely patrols in the Upzone Properties' vicinity. Furthermore, all vehicles are required to yield the right-of-way to authorized emergency vehicles pursuant to California Vehicle Code 21806. The proposed upzone action would increase the potential residential development density of the Upzone Properties. However, the continual monitoring of police staffing levels by the city would ensure future development of the Upzone Properties would not result in a significant reduction in police response times, as each project proposed would be subject to site- and project-specific review for police protection services. Future development within the Upzone Properties would be designed and operated per applicable standards required by the City and FPD for new development with regard to public safety. The City maintains mutual aid agreements with police agencies in the surrounding cities (e.g., Rancho Cucamonga, Ontario, and Rialto) and with the San Bernardino County Sheriff's Department, which allow for the services of nearby police departments to assist the FPD during major emergencies.

The FPD employs Crime Prevention Through Environmental Design (CPTED) principles during the development review process for new construction and offers CPTED inspection services free of charge to reduce the likelihood of criminal activity and create safer places for the community.[223] Future development of the Upzone Properties would be required to incorporate CPTED pursuant to Section 30-395 of the City's Zoning and Development Code to keep FPD service demand increases to a minimum.

As stated previously, the density upzone of the Upzone Properties could be considered growth inducing, but the population in Fontana, according to the General Plan, is projected to increase to 280,000 by 2040.[224] Therefore, the General Plan population projection is thus far outpacing existing and forecasted population growth in the City. The proposed upzone action would help the City's supply of housing keep pace with projected popularion growth as analyzed in the General Plan.

The City monitors staffing levels to ensure that adequate police protection and response times continue to be provided as individual development projects are proposed and on an annual basis as part of the City Council's budgeting process. Additionally, the City employs a 5-year strategic planning process to ensure adequate police services as buildout of the city occurs. For any future residential development that occurs on the Upzone Properties pursuant to the upzone actions, project-specific applicant(s) shall submit applications to City staff for review pertaining to public services and safety, including, but not limited to, fire and police services and parks and recreation to verify that adequate public services are available to support future development and growth in the city through standard conditions of approval. Therefore, impacts associated with the need to expand police protection

[223] City of Fontana. *Crime Prevention Through Environmental Design.* https://www.fontanaca.gov/DocumentCenter/View/7417/CPTED-Guidelines. (accessed February 25, 2025.)

[224] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099*. Page 5.11-1. June 8, 2018.

services and facilities to maintain acceptable levels of service would be **less than significant,** and mitigation is not required.

Significance Conclusion: Construction and occupation of the proposed residential uses in accordance with applicable policies designed to ensure adequate public safety would not require new or physically altered police protection facilities, the construction of which could cause significant environmental impacts. No specific development proposal is included in the upzone action, so no direct increase in population or corresponding increased demand for police protection services would occur at this time, and the proposed upzone action would not require the construction of new or expansion of existing police protection facilities. Impacts associated with the need to expand police protection services and facilities to maintain acceptable levels of service would be **less than significant,** and mitigation is not required.

iii. Schools?

Residential Development Site: The Residential Development Site is located within the Fontana Unified School District (FUSD), which provides 46 schools serving students from preschool through adult education, including 30 elementary schools, 7 middle schools, 5 traditional high schools, 2 alternative high schools, and an on-line learning program.[225] As of the 2023-2024 school year, the Fontana Unified School District reported an enrollment amount of 33,410 students which included 15,187 enrolled in elementary schools, 6,949 enrolled in middle school, 11,271 enrolled in high school, and 33 enrolled in "nonpublic nonsectarian" schools.[226] The Residential Development Site is located within the attendance boundaries of the following schools:[227]

- Dorothy Grant Innovations Academy, 2023-2024 enrollment, 695 students[228]
- Almeria Middle School: 2023-2024 enrollment, 754 students[229]
- Summit Hill School: 2023-2024 enrollment, 2,626 students[230]

The FUSD *Developer Fee Justification Study*[231] identified the development of 2,512 additional residential units within the District's boundaries during the five-year (2022-2027) forecast period. Of these, 253 were anticipated to be single-family attached units, 651 single-family detached units, and

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225 Fontana Unified School District. *Our Schools*. https://www.fusd.net/. (accessed February 25, 2025).

226 California Department of Education. *DataQuest. 2023-24 Enrollment by Grade, Fontana Unified Report (36-67710).* https://dq.cde.ca.gov/dataquest/dqcensus/EnrGrdLevels.aspx?cds=3667710&agglevel=district&year=2023-24&ro=y (Accessed February 25, 2025.)

227 Fontana Unified School District. *Interactive School Locator*. https://fusd.maps.arcgis.com/apps/Viewer/index.html?appid=078dcb92aa5c4e1a89a1a628f0f6e5ff (website accessed: February 25, 2025).

228 Fontana Unified School District. *Dorothy Grant Innovations Academy 2023-2024 School Accountability Report Card*. https://www.fusd.net/cms/lib/CA50000190/Centricity/Domain/2606/Grant.pdf (website accessed: February 25, 2025).

229 Fontana Unified School District. *Almeria Middle School 2023-2024 School Accountability Report Card*. https://www.fusd.net/cms/lib/CA50000190/Centricity//Domain/143/2023-2024%20Sarc/Almeria.pdf (website accessed: February 25, 2025).

230 Fontana Unified School District. *Summit High School 2023-2024 School Accountability Report Card*. https://www.fusd.net/cms/lib/CA50000190/Centricity//Domain/143/2023-2024%20Sarc/summit.pdf (website accessed: February 25, 2025).

231 Table 4, EH&A. *Developer Fee Justification Study for Residential & Commercial/Industrial Development.* June 22, 2022. https://www.fusd.net/cms/lib/CA50000190/Centricity/Domain/4/Fontana%20Unified%20Developer%20Fee%20Justification%20Study%202022.pdf (website accessed: February 25, 2025).

1,608 multi-family attached units. Although sufficient school capacity at the middle and high school level was available, the *Developer Fee Justification Study* identified a shortage of permanent capacity at the elementary school level that would result from new residential development within FUSD boundaries.[232] Based on FUSD student generation factors, and as detailed in Table 5.15.A, the proposed residential development would generate up to 154 additional students. Of these, 75 students would attend elementary school.

Table 5.15.A: Estimated Student Generation

School Level	Student Generation Factor (per unit)	Units	Students
Elementary School	0.1905	393	75
Middle School	0.0704	393	28
High School	0.1303	393	51
Total			154

Source: EH&A. *Developer Fee Justification Study for Residential & Commercial/Industrial Development.* Table 4. June 22, 2022.

California Government Code (Section 65995[b]) establishes the base amount of allowable developer fees imposed by school districts. These base amounts are commonly referred to as "Level 1 fees" and are subject to inflation adjustment every two years. School districts are placed into a specific "level" based on school impact fee amounts that are imposed on the development. With the adoption of Senate Bill 50 and Proposition 1A in 1998, schools meeting certain criteria can now adopt Level 2 and 3 developer fees. The amount of fees that can be charged over the Level 1 amount is determined by the district's total facilities needs and the availability of State matching funds. If there is State facility funding available, districts can charge fees equal to 50 percent of their total facility costs, termed "Level 2" fees. If, however, there are no State funds available, "Level 3" fees may be imposed for the full cost of their facility needs.[233] As determined by the *Developer Fee Justification Study,* the FUSD is fully justified in levying the maximum residential school Fee of $4.79 per square foot for all new future residential development.

Per California Government Code, "The payment or satisfaction of a fee, charge, or other requirement levied or imposed … are hereby deemed to be full and complete mitigation of the impacts on the provision of adequate school facilities." The Project Applicant would be required to pay these development fees in accordance with Government Code 65995 and Education Code 17620. Through payment of applicable development fees, impacts to school facilities and services would be **less than significant**. Mitigation is not required.

Upzone Properties: The Colton Joint Unified School District (CJUSD) would provide school services to the Upzone Properties.[234] Although the proposed upzone action would increase the residential density potential of the Upzone Properties and result in a corresponding increase of student population, the upzone action does not include any physical development at this time that would require the

232 *Ibid.* Page 3.
233 California State Legislature, Legislative Analyst's Office. *An Evaluation of the School Facility Fee Affordable Housing Assistance Programs, January 2001*. Website: http://www.lao.ca.gov/2001/011701_school_facility_fee.html (accessed February 18, 2025).
234 Colton Joint Unified School District. *District Boundary Map*. https://www.cjusd.net/schools/district-boundary-map (accessed April 4, 2025).

construction or expansion of existing school services and/or facilities. Any future residential development that occurs on the Upzone Properties pursuant to the upzone action would include project-specific environmental review, including the identification of any project-specific impacts related to the provision of school services. Future residential development would be subject to development impact fees specific to the CJUSD. Pursuant to Senate Bill 50, school fees imposed through the Education Code are deemed to be full mitigation for new development projects; thus, payment of school impact fees would offset the cost of providing services to new students associated with new development.[235] Impacts to school facilities and services would be **less than significant**. Mitigation is not required.

Significance Conclusion: Pursuant to Senate Bill 50, school fees imposed through the Education Code are deemed to be full mitigation for new development projects; thus, payment of school impact fees would offset the cost of providing services to new students associated with new development. These fees are required for all new development on the Upzone Properties and, per statute, provide full mitigation for school impacts. Per California Government Code, "The payment or satisfaction of a fee, charge, or other requirement levied or imposed … are hereby deemed to be full and complete mitigation of the impacts on the provision of adequate school facilities." The Project Applicant would be required to pay these development fees in accordance with Government Code 65995 and Education Code 17620. Through payment of applicable development fees, impacts to school facilities and services would be **less than significant**. Mitigation is not required.

iv. Parks?

Residential Development Site: Please refer to Section 5.16, Recreation, below for a discussion and analysis of park and recreation impacts based on development of the Residential Development Site. The Residential Development Site does not include the development of publicly available park/recreational uses on site, nor would it generate more population or growth than anticipated for the area such that impacts to park/recreational facilities would result in the need for new facilities, the development of which could cause a significant environmental effect. Furthermore, the payment of required park fees would be uses to acquire, develop, expand, or maintain park and recreation facilities in the City under separate actions, as needed. Therefore, impacts would be **less than significant,** and mitigation is not required.

Upzone Properties: The proposed upzone action does not include any physical development at this time. Any future residential development that occurs on the Upzone Properties pursuant to the upzone action would include project-specific environmental review, including the identification of any project-specific impacts related to the provision of park or recreation facilities. In addition, any future residential development occurring on the Upzone Properties pursuant to the upzone actions would be subject to applicable city policies, programs, and/or regulations for the provision of park and recreation services and facilities.

[235] Colton Joint Unified School District. *Developer Fees Form (July 2024).* https://resources.finalsite.net/images/v1727807239/coltonk12caus/pa6jtodfcmlixsbhjnzu/DeveloperFeesJuly2024.pdf (accessed April 4, 2025).

As stated previously, the density upzone of the Upzone Properties could be considered growth inducing, but the population in Fontana, according to the General Plan, is projected to increase to 280,000 by 2040.[236] Therefore, the General Plan population projection is thus far outpacing existing and forecasted population growth in the City. The proposed upzone action would help the City's supply of housing keep pace with projected popularion growth as analyzed in the General Plan.

For any future residential development that occurs on the Upzone Properties pursuant to the upzone actions, project-specific applicant(s) shall submit applications to City staff for review pertaining to public services and safety, including, but not limited to, fire and police services and parks and recreation to verify that adequate public services are available to support future development and growth in the city through standard conditions of approval. Although the proposed upzone action would increase the residential density potential of the Upzone Properties and result in a corresponding increase in population and park and recreation facility demand, the upzone action does not include any physical development at this time that would require the construction or expansion of park or recreation facilities. Impacts would be **less than significant,** and mitigation is not required.

Significance Conclusion: The Residential Development Site does not include the development of publicly available park/recreational uses on site, nor would it generate more population or growth than anticipated for the area such that impacts to park/recreational facilities would result in the need for new facilities, the development of which could cause a significant environmental effect. Furthermore, the payment of required park fees would be used to acquire, develop, expand, or maintain park and recreation facilities in the City under separate actions, as needed. Although the proposed upzone action would increase the residential development potential of the Upzone Properties and result in a corresponding increase in population and park and recreation facility demand, the upzone action does not include any physical development at this time that would require the construction or expansion of park or recreation facilities. Therefore, impacts would be **less than significant,** and mitigation is not required.

v. Other public facilities?

Residential Development Site: Development of the Residential Development Site would result in incremental impacts to the City's public services and facilities such as storm drain usage, solid-waste disposal, water usage, and wastewater disposal. These impacts are analyzed in Section 5.10, Hydrology and Water Quality, and Section 5.19 Utilities and Service Systems. Other public facilities include the City's three libraries: Fontana Lewis Library and Technology Center (8437 Sierra Avenue), San Bernardino County Library Summit Branch (15551 Summit Avenue), and the Kaiser Branch Library (11155 Almond Avenue), respectively located 2.6 miles southeast, 1.1 mile north, and 6.9 miles southwest of the Residential Development Site.

Based on the cited average residential occupancy rate of 3.7 persons per dwelling unit, the 393 units proposed could result in a population increase of up to 1,454 persons.[237] If all residents were new to the city, occupancy of the Residential Development Site would equate to an approximate 0.71 percent

[236] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099*. Page 5.11-1. June 8, 2018.

[237] California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2021-2024 with 2020 Census Benchmark.* 2024.

population increase in the city. The population increase may incrementally increase demand on public facilities such as local public libraries. However, the proposed project is consistent with residential growth previously anticipated in the City General Plan and General Plan EIR and would not result in population growth exceeding that previously forecast by the city such that existing public facilities would be required to be expanded or new facilities constructed to serve the new residents of the Residential Development Site. As the proposed project would not substantially affect existing public facilities or require the need for new or altered public facilities, impacts would be **less than significant,** and mitigation is not required.

Upzone Properties: Library services are provided by the County of San Bernardino. The proposed upzone action does not include any physical development at this time. Any future residential development that occurs on the Upzone Properties pursuant to the upzone action would include project-specific environmental review, including the identification of any project-specific impacts related to the provision of library services and facilities. In addition, any future residential development occurring on the Upzone Properties pursuant to the upzone actions would be subject to applicable city policies, programs, and/or regulations for the provision of library services and facilities.

As stated previously, the density upzone of the Upzone Properties could be considered growth inducing, but the population in Fontana, according to the General Plan, is projected to increase to 280,000 by 2040.[238] Therefore, the General Plan population projection is thus far outpacing existing and forecasted population growth in the City. The proposed upzone action would help the City's supply of housing keep pace with projected popularion growth as analyzed in the General Plan.

For any future residential development that occurs on the Upzone Properties pursuant to the upzone actions, project-specific applicant(s) shall submit applications to City staff for review pertaining to public services and safety, including, but not limited to, public libraries and other public facilities to verify that adequate public services are available to support future development and growth in the city through standard conditions of approval. Although the proposed upzone action would increase the residential development potential of the Upzone Properties and result in a corresponding increase in population and library facility demand, the upzone action does not include any physical development at this time that would require the construction or expansion of library facilities. Impacts would be **less than significant,** and mitigation is not required.

Significance Conclusion: Although the proposed upzone action would increase the residential density potential of the Upzone Properties and result in a corresponding increase in population and library facility demand, the upzone action does not include any physical development at this time that would require the construction or expansion of library facilities. As the proposed project would not substantially affect existing public facilities or require the need for new or altered public facilities, impacts would be **less than significant,** and mitigation is not required.

[238] City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099*. Page 5.11-1. June 8, 2018.

5.16 RECREATION

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

5.16.1 Impact Analysis

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; and

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?

Residential Development Site: The nearest parks to the Residential Development Site are Koehler Park and Almeria Park, located approximately 0.40 mile east and south of the Residential Development Site, respectively. Both parks are open to the public and offer ballfields, a playground, barbeque facilities, picnic tables/shelters, and restroom. Koehler Park further provided basketball and tennis/pickleball courts, a turf area for soccer, and a concession/snack bar structure.[239] The Residential Development Site provides a 19,000 square foot common recreation area which includes a pool and spa, spa, fire pits with lounge seating, outdoor dining areas with BBQ grills, a 244 square foot kitchen area, 384 square feet of indoor gathering space, storage areas, bathroom facilities, and indoor space. Other outdoor amenities provided 46,400 square feet of common open space including a central paseo and four other common areas that include a variety of public amenities (e.g., lawn area, barbeque grills and picnic areas, tot lot, casual and lawn seating areas, and other features) (see Section 2.4.5). The proposed project does not include the development or expansion of any off-site recreational facilities; therefore, no off-site effect on the environment would occur.

The City maintains a performance standard of five acres for every 1,000 residents. Based on the per-unit occupancy and number of residential units, the Residential Development Site has the potential to increase the City's population by up to 1,454 persons. Per the City General Plan, the city's park inventory includes 34 parks encompassing 1,195 acres of protected open space.[240,241] As discussed in Section 5.14.1.a, the City's population is estimated at 215,465 persons, which equates to a current

239 Fontana Community Services. *Koehler Park/The Landings.* https://www.fontanaca.gov/713/Koehler-Park-The-Landings and *Almeria Park*. https://www.fontanaca.gov/697/Almeria-Park (accessed February 24, 2025).

240 City of Fontana. *City of Fontana General Plan, Conservation Open Space, Parks and Trails Element*. Page 7.6. Approved and adopted November 13, 2018.

241 Seventy-two percent of the city's park total is in the 861-acre Martin Tudor Jurupa Hills Regional Park, including the Mary Vagle Science Center, at the southern end of the City.

parkland ratio of 5.54 acres per 1,000 residents. Assuming persons occupying the new residential uses are all new residents of the city, the city's parkland ratio would decrease to 5.50 acres per 1,000 residents;[242] which still exceeds the City's desired parkland-to-resident ratio.

California Government Code Section 66477 (Quimby Act) specifically authorizes the city to require dedication of park land or payment of fees in lieu of such dedication in set amounts to meet the needs of the citizens of the community for park land and to further the health, safety, and general welfare of the community. The Quimby Act further authorizes the city to require payment of certain recreational facilities fees to serve new development in accordance with the master infrastructure facilities plan to be adopted by the City Council in accordance with the requirements of the city's General Plan. The City's process for implementing the Quimby Act is outlined in Sections 21-81 through 21-98 of the City's Municipal Code.

Upzone Properties: The proposed upzone action does not include any physical development at this time. Any future residential development that occurs on the Upzone Properties pursuant to the upzone action would include project-specific environmental review, including the identification of any project-specific impacts related to the provision of park or recreation facilities. In addition, any future residential development occurring on the Upzone Properties pursuant to the upzone actions would be subject to applicable city policies, programs, and/or regulations for the provision of park and recreation services and facilities. Impacts associated with the need to construct or expand park and recreational facilities to maintain acceptable levels of service would be **less than significant,** and mitigation is not required.

Significance Conclusion: The Project Applicant would be required to pay the City's Quimby Fees for future park maintenance and development, which would be utilized (as determined appropriate by the City) for the acquisition, development, expansion, or maintenance of park and recreation areas in the City under separate actions. Therefore, impacts related to increased use of park and recreation facilities are **less than significant**, and mitigation is not required. Although the proposed upzone action would increase the residential density potential of the Upzone Properties and result in a corresponding increase in population and park and recreation facility demand, the upzone action does not include any physical development at this time that would require the construction or expansion of park or recreation facilities. Therefore, impacts associated with the need to construct or expand park and recreational facilities to maintain acceptable levels of service would be **less than significant,** and mitigation is not required.

[242] Existing population (215,465) + project population (1,454) = 216,919 persons. 1,195 acres/216,919 = 5.50 acres/1,000 residents.

5.17 TRANSPORTATION

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

The information and analysis in this section is based on the *Walnut Street and Highland Avenue Residential Traffic Impact Analysis*, *Administrative Draft* dated October 6, 2025 and *Walnut Street and Highland Avenue Residential, City of Fontana Vehicle Miles Traveled Screening Analysis*, dated December 13, 2024, both prepared Translutions, Inc., which are included as Appendices I-1 and I-2, respectively, respectively, to this IS/MND.

5.17.1 Impact Analysis

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

This section discusses potential impacts to the circulation system, bicycle facilities, pedestrian facilities, and transit system.

5.17.1.1 Traffic Circulation System

Residential Development Site: Other than construction of the two Residential Development Site entrances, and the installation of curbs, gutters, and sidewalks along the site frontages along Walnut Street and South Highland Avenue, these streets would not be affected by the Residential Development Site. Along the site frontage, Knox Avenue would be improved to its ultimate width (36 feet) within a 50-foot right-of-way. The City General Plan Transportation Element establishes standards for arterial streets, collector streets, sidewalks, and similar improvements. The City's Department of Engineering is responsible for designing and managing the City's public infrastructure, including the development of public streets, curbs, gutters, and sidewalks and maintains design and construction standards for necessary infrastructure.[243] All frontage, roadway and other infrastructure improvements would be designed and constructed in conformance with established City standards, as verified through the plan check process.

[243] City of Fontana. *Design and Construction Standards*. https://www.fontanaca.gov/3483/Design-and-Construction-Standards (accessed February 25, 2025).

Revisions to CEQA Guidelines resulting from passage of Senate Bill (SB) 743, removed the consideration of vehicle delay and level of service (LOS) from CEQA and replaced it with vehicle miles traveled (VMT) as the applicable metric against which impacts to transportation are evaluated. A project-specific Traffic Impact Analysis (TIA) (appendix I-1)[244] addressing the Residential Development Site's effect on LOS, and a vehicle mile traveled (VMT) memo (Appendix I-2),[245] were prepared for the Residential Development Site. These analyses were conducted to satisfy the requirements for a traffic analysis established in *City of Fontana Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment* (October 2020).[246] While LOS and congestion are no longer considered in CEQA documents, the City has adopted LOS policies in its General Plan. The recommended improvements stated in the TIA required to offset the Residential Development Site's effects on LOS and congestion are addressed through the imposition of conditions of approval on the project, thereby ensuring that General Plan standards relative to congestion on the City's circulation system are appropriately addressed. Therefore, traffic operation (circulation) impacts would be **less than significant,** and mitigation is not required

Upzone Properties: The City General Plan Transportation Element establishes standards for arterial streets, collector streets, sidewalks, and similar improvements. The City's Department of Engineering is responsible for designing and managing the City's public infrastructure, including the development of public streets, curbs, gutters, and sidewalks and maintains design and construction standards for necessary infrastructure.[247] All frontage, roadway and other infrastructure improvements would be designed and constructed in conformance with established City standards, as verified through the plan check process.

The City has established requirements for a traffic analysis established in *City of Fontana Traffic Impact Analysis Guidelines for Vehicle Miles Traveled and Level of Service Assessment* (Transportation Guidelines).[248] Although level of service (LOS) and congestion are no longer considered in CEQA documents, the City has adopted LOS policies in its General Plan. Accordingly, future developments proposed on the Upzone Properties pursuant to the upzone action would be subject to evaluation in accordance with the city's Transportation Guidelines as a matter of City policy. Each project proposed on the Upzone Properties would be required to include a trip generation calculation to determine if subsequent transportation analyses are required.

VMT Assessment. Technical environmental studies for air quality, greenhouse gas emissions, energy, and transportation were prepared to evaluate the proposed upzone action based on the minimum number of units that could be developed under the existing land use and zoning compared to the maximum number of units that could be developed under the proposed land use and zoning to

[244] Translutions, Inc. *Walnut Street and Highland Avenue Residential Traffic Impact Analysis, Administrative Draft*. January 24, 2025 (Appendix I-1).

[245] Translutions, Inc. *Walnut Street and Highland Avenue Residential, City of Fontana Vehicle Miles Traveled Screening Analysis*. December 13, 2024. (Appendix I-2).

[246] City of Fontana. Department of Engineering, Traffic Engineering Division. *Traffic Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment*. Pages 13 and 14. October 21, 2020.

[247] City of Fontana. *Design and Construction Standards*. https://www.fontanaca.gov/3483/Design-and-Construction-Standards. (accessed February 25, 2025).

[248] City of Fontana. Department of Engineering, Traffic Engineering Division. *Traffic Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment*. Pages 13 and 14. October 21, 2020.

evaluate a worst case scenario for project development potential and impacts related to project intensity.

Revisions to CEQA Guidelines resulting from passage of Senate Bill (SB) 743, removed the consideration of vehicle delay and LOS from CEQA and replaced it with VMT as the applicable metric against which impacts to transportation are evaluated. The following analysis is based in part on the *Fontana Upzone Site Vehicle Miles Traveled (VMT) Screening Evaluation,*[249] prepared for the Upzone Properties, which is included as Appendix M to this Initial Study. This analysis evaluated the proposed upzone action at the programmatic level, as no specific development is included as part of the upzone action. This analysis therefore compares the VMT and VMT efficiency metrics resulting from the two density options and does not provide a project-level analysis comparing project generated VMT for each density option to the City's adopted VMT impact thresholds.

The City's Transportation Guidelines identify the San Bernardino Transportation Analysis Model (SBTAM) as the appropriate tool for conducting VMT forecasting and analysis for land use projects in the city. City Guidelines state that projects located within a low VMT-generating area may be presumed to have a less than significant VMT impact absent substantial evidence to the contrary. City Guidelines identify a low VMT area as an individual traffic analysis zone (TAZ) where VMT per service population is 15 percent below the County of San Bernardino average total daily VMT per service population. Table 5.17.A presents the calculated City threshold from the San Bernardino County Transportation Analysis Model (SBTAM) version 3.2.

Table 5.17.A: Existing Allowed Zoning Densities and Proposed Upzone Properties Densities - Vehicle Miles Traveled Results

Metric	Existing Zoning	Proposed Zoning
Population	558	1,657
Total Origin/Destination VMT	22,066	45,647
VMT per Service Population	39.5	27.5
Net Reduction in VMT per Service Population	**-12.0**	

Source: Urban Crossroads. *Fontana Upzone Site Vehicle Miles Traveled (VMT) Screening Evaluation.* Table 2. July 2025 (Appendix K).

As discussed in the Upzone Properties VMT Screening Evaluation (Appendix K of this Initial Study), the SBTAM model is then used to determine the existing VMT per service population generated by the Project TAZ in which the project is located (TAZ 53733401). TAZ 53733401 generates 27.5 VMT per service population, which is below the City threshold of 33.2 VMT per service population. The Upzone Properties are located in a low VMT area. The Upzone Properties would result in a **less than significant** VMT impact; no further VMT analysis required.

The proposed upzone action does not include any physical development; therefore, no construction or development activities are currently proposed on the Upzone Properties. The proposed upzone action would not change air traffic patterns, result in inadequate emergency access, substantially increase hazards due to a design feature or incompatible use, or conflict with the City's Active Transportation Plan, County of San Bernardino Congestion Management Program, or SCAG's RTP/SCS.

[249] Urban Crossroads. *Fontana Upzone Site Vehicle Miles Traveled (VMT) Screening Evaluation*. July 2025 (Appendix K).

Similar to future development that occurs in the City under the approved General Plan, future development that may occur on the Upzone Properties pursuant to the upzone action would undergo site-specific and project-level environmental review, including the evaluation of impacts relative to transportation. Future developments proposed on the Upzone Properties pursuant to the upzone action would be subject to evaluation in accordance with the City's Transportation Guidelines as a matter of City policy. Each project proposed on the Upzone Properties would be required to include a trip generation calculation to determine if subsequent transportation analyses are required. These analyses shall be conducted to satisfy the requirements for a traffic analysis established in Transportation Guidelines, as amended.[250] While LOS and congestion are no longer considered in CEQA documents, the City has adopted LOS policies in its General Plan. The recommended improvements stated in any TIA prepared as part of future development of the Upzone Properties would be required to offset the effects on LOS and congestion and would be addressed through the imposition of conditions of approval on each future project, thereby ensuring that General Plan standards relative to congestion on the City's circulation system are appropriately addressed. Impacts would be **less than significant,** and mitigation is not required.

Significance Conclusion: The recommended improvements stated in the TIA required to offset the Residential Development Site's effects on LOS and congestion are addressed through the imposition of conditions of approval on the project, thereby ensuring that General Plan standards relative to congestion on the City's circulation system are appropriately addressed. Any recommended improvements to the circulation network stated in project-specific traffic studies required to offset project effects on LOS and congestion are addressed through the imposition of conditions of approval on each project, thereby ensuring that General Plan standards relative to LOS and congestion on the City's circulation system are appropriately addressed. Therefore, traffic operation (circulation) impacts would be **less than significant,** and mitigation is not required.

5.17.1.2 Transit Services

Residential Development Site: The Residential Development Site is currently served by Omnitrans, a public transit agency serving various jurisdictions within San Bernardino County along the following routes:

- **Route 10** provides service near the Residential Development Site. Route 10 serves San Bernardino and Fontana via Baseline Avenue and Citrus Avenue. Near the study area, Route 10 travels along Walnut Street to Citrus Avenue, approximately 0.40 mile east of the southern boundary of the Residential Development Site. Route 10 operates at 60-minute headways Monday through Sunday. Major stops include the A.B. Miller, Eisenhower, and Arroyo Valley High Schools, the Fontana Metrolink Transit Center, and the San Bernardino Transit Center (which provides connections to Metrolink and Arrow Service.)
- **Route 67** provides service near the Residential Development Site. Route 67 provides service between the Fontana Metrolink Transit Center and Chaffey College primarily via Sierra Avenue, Basiline, and Archibald Avenue. Near the study area, Route 67 travels along Walnut

[250] City of Fontana. Department of Engineering, Traffic Engineering Division. *Traffic Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment*. Pages 13 and 14. October 21, 2020.

Street and Citrus, with a bus stop located approximately 0.40 mile east of the southern boundary of the site.

Commuter rail service is provided by Metrolink, which is operated by the Southern California Regional Rail Authority (SCRRA). Metrolink train service is available between the counties of Ventura, Los Angeles, San Bernardino, Orange, Riverside, and north San Diego. The area is served by the San Bernardino Line, which runs east-west between the San Bernardino Station and the Los Angeles Union Station. The Fontana Metrolink Transit Center, located approximately 3.0 miles from the Residential Development Site, is the nearest Metrolink station to the Residential Development Site.

As stated, local bus routes include stops at both the Fontana and San Bernardino Metrolink stations. Omnitrans periodically reviews their service and stop locations to address ridership, budget, and community demand needs. Implementation of the proposed project could increase the demand for public transit. The walk from the Residential Development Site on Walnut Street to the nearest bus stops range from 8 to 11 minutes in duration.[251] The location of the Residential Development Site within 0.4 mile of existing public transit corridors would facilitate public use of transit facilities. Therefore, implementation of the proposed project would not impact any programs, plans, or policies addressing transit facilities. Impacts would be **less than significant,** and mitigation is not required.

Upzone Properties: The proposed upzone action does not include any transit services, but the Upzone Properties are currently served by Omnitrans, a public transit agency serving various jurisdictions within San Bernardino County along the following routes:

- **Route 82** provides service within approximately 0.5 mile of the Upzone Properties. Route 82 serves Fontana and Rancho Cucamonga via Jurupa Avenue, Sierra Avenue, Citrus Avenue, and Milliken Avenue. Route 82 operates at 60-minute headways Monday through Fridat and 70-minute headways Saturday and Sunday. Major stops include the Fontana, Henry J. Kaiser, and Summit High Schools, Ontatio Mills and Victoria Gardens retail centers, and the Fontana and Rancho Cucamonga Metrolink Transit Centers.

Metrolink train service is available between the counties of Ventura, Los Angeles, San Bernardino, Orange, Riverside, and north San Diego. The area is served by the San Bernardino Line, which runs east-west between the San Bernardino Station and the Los Angeles Union Station. The Fontana Metrolink Transit Center, located approximately 3.3 miles north of the Upzone Properties, is the nearest Metrolink station to the Upzone Properties.

As stated, local bus routes include stops at both the Fontana and Ranhco Cucamonga Metrolink stations. Omnitrans periodically reviews their service and stop locations to address ridership, budget, and community demand needs. Implementation of the proposed project could increase the demand for public transit. The walk from the Upzone Properties on Jurupa Aveue to the nearest bus stops

[251] Average walking speed ranges from 3.0 mile per hour (mph) for those aged 30 and younger to 2.1 mph for persons aged 65+. Based on these ranges, the walk from the project site on Walnut Street to the nearest bus stops may range from 8 to 11 minutes in duration. (see: Medical News Today, *Average Walking Speed by Age*, https://www.medicalnewstoday.com/articles/average-walking-speed#average-speed-by-age website accessed: February 25, 2025.

range from 9 to 13 minutes in duration.[252] The location of the Upzone Properties within 0.5 mile of existing public transit corridors would facilitate public use of transit facilities. Therefore, implementation of the proposed project would not impact any programs, plans, or policies addressing transit facilities. Impacts would be **less than significant,** and mitigation is not required.

Significance Conclusion: The upzone action would not impact existing or planned transit systems, programs, plans, or policies addressing transit systems. The location of the Residential Development Site within 0.4 mile of existing public transit corridors and the Upzone Properties within 0.5 mile of existing public transit corridors would facilitate public use of transit facilities. Therefore, implementation of the proposed project would not impact any programs, plans, or policies addressing transit facilities. Impacts would be **less than significant,** and mitigation is not required.

5.17.1.3 Bicycle Facilities

Residential Development Site: Existing Class II bike lanes are present on both sides of Walnut Street at the southern boundary of the Residential Development Site, and on South Highland Avenue west of the northern boundary of the site. Bike lanes are not currently provided along the northern property boundary. The Residential Development Site does not include the installation of bicycle facilities but would not affect or alter the City's future plans to develop such facilities. Therefore, implementation of the proposed project would not impact existing or planned bicycle facilities, programs, plans, or policies addressing bicycle facilities. Impacts would be **less than significant,** and mitigation is not required.

Upzone Properties: The Upzone Properties do not include the installation of bicycle facilities but would not affect or alter the City's future plans to develop such facilities. Impacts would be **less than significant,** and mitigation is not required.

Significance Conclusion: The upzone action would not impact existing or planned bicycle facilities, programs, plans, or policies addressing bicycle facilities Implementation of the proposed project would not impact existing or planned bicycle facilities, programs, plans, or policies addressing bicycle facilities. Impacts would be **less than significant,** and mitigation is not required.

5.17.1.4 Pedestrian System

Residential Development Site: Sidewalks in the Residential Development Site vicinity are provided on both sides of Walnut Street along the Residential Development Site's southern boundary. Along the northern property boundary, sidewalks are absent from both sides of South Highland Avenue. A concrete curb is maintained on the south side of South Highland Avenue along the northern project frontage. Sidewalks are once again provided along South Highland Avenue upon reaching the residential development at Almeria Avenue east of the site.

[252] Average walking speed ranges from 3.0 mile per hour (mph) for those aged 30 and younger to 2.1 mph for persons aged 65+. Based on these ranges, the walk from the project site on Jurupa Avenue to the nearest bus stops may range from 8 to 11 minutes in duration. (see: Medical News Today, *Average Walking Speed by Age*, https://www.medicalnewstoday.com/articles/average-walking-speed#average-speed-by-age website accessed: February 25, 2025).

Development of the Residential Development Site includes extension of five-foot wide sidewalks across the northern property boundary and along project frontage on Knox Avenue. A landscaped parkway would be provided between the sidewalk and these streets. The existing meandering sidewalks along Walnut Street would be retained. A landscaped buffer would be located between the existing sidewalk on Walnut Street and the Residential Development Site's perimeter wall. Internal pedestrian access is provided along the main loop roads, along the central paseo, and walkways between and amongst individual buildings. Pedestrian access gates are provided along the main project entrances on Walnut Street and Knox Avenues.

Development of the Residential Development Site would help extend the City's sidewalk network pursuant to General Plan *Community Mobility and Circulation Element* Goals 1 and 2 to facilitate pedestrian movement to and from the Residential Development Site. Therefore, the Residential Development Site would not impact any existing or planned programs, plans, or policies addressing pedestrian facilities. Impacts would be **less than significant,** and mitigation is not required.

Based on the discussion above, implementation of the proposed project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Impacts would be **less than significant.** Mitigation is not required.

Upzone Properties: The Upzone Properties do not include pedestrian systems but would not affect or alter the City's future plans to develop such systems. Impacts would be **less than significant.** Mitigation is not required.

Significance Conclusion: The upzone action would not impact existing or planned pedestrian systems, programs, plans, or policies addressing pedestrian systems. Based on the discussion above, implementation of the proposed project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Impacts would be **less than significant.** Mitigation is not required.

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

Residential Development Site: Revisions to CEQA Guidelines resulting from passage of Senate Bill (SB) 743, removed the consideration of vehicle delay and LOS from CEQA and replaced it with VMT as the applicable metric against which impacts to transportation are evaluated. The intent of SB 743 and the revised *State CEQA Guidelines* focusing on VMT is to promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on VMT.

The City has updated their Transportation Guidelines to provide thresholds of significance and methodology for identifying VMT related impacts.[253] Based on the City's guidelines, there are four screening criteria that may be applied to effectively screen out land use projects from project-level assessment:

[253] City of Fontana. Department of Engineering, Traffic Engineering Division. *Traffic Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment*. Pages 13 and 14. October 21, 2020.

- Transit Priority Area (TPA) Screening,
- LOW VMT Area Screening,
- Low Project Type Screening, and
- Projects Generation Net Daily Trips Less than 500 Average Daily Traffic (ADT).

A land use project need only to meet one of the above screening thresholds to result in a less than significant impact. As stated in the VMT Screening Memo, residential and office projects located within a low-VMT generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary.[254] The San Bernardino County baseline VMT is 32.7 miles. Based on the City's Traffic Guidelines, a project would have a significant impact if the project VMT exceeds 15 percent (27.8 VMT)[255] below the County of San Bernardino baseline VMT.

Using the San Bernardino County Transportation Authority VMT Screening Tool, the Residential Development Site is identified in a low-VMT generating Transportation Analysis Zone (TAZ) (TAZ 53717101) with a baseline VMT of 24.48 miles, which is 25.04 percent less than the San Bernardino County baseline, thereby meeting the City's minimum 15 percent reduction threshold.[256] As such, the Residential Development Site is screened out from requiring a full VMT analysis and would have a **less than significant** VMT impact. Mitigation is not required.

Upzone Properties: City Guidelines state that projects located within a low VMT-generating area may be presumed to have a less than significant VMT impact, absent substantial evidence to the contrary. City Guidelines identify a low VMT area as an individual traffic analysis zone (TAZ) where VMT per service population is 15 percent below the County of San Bernardino average total daily VMT per service population. The calculated City threshold from the San Bernardino County Transportation Analysis Model (SBTAM) version 3.2 is 33.2 VMT, which is 15 percent below the 39.0 VMT per service population Countywide.[257] The SBTAM model is then used to determine the existing VMT per service population generated by the project TAZ in which the project is located (TAZ 53733401). TAZ 53733401 generates 27.5 VMT per service population, which is below the City threshold of 33.2 VMT per service population; therefore, the Upzone Properties are located in a low VMT area and would result in a less than significant VMT impact.[258] Development of the Upzone Properties would not conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b). As such, the upzone action is screened out from requiring a full VMT analysis and would have a **less than significant** VMT impact. Mitigation is not required.

Significance Conclusion: Using the San Bernardino County Transportation Authority VMT Screening Tool, the Residential Development Site is identified in a low-VMT generating Transportation Analysis Zone (TAZ) (TAZ 53717101) with a baseline VMT of 24.48 miles, which is 25.04 percent less than the

254 Translutions, Inc. *Walnut Street and Highland Avenue Residential, City of Fontana Vehicle Miles Traveled Screening Analysis*, December 13, 2024. (Appendix I-2).
255 San Bernardino County baseline VMT 32.7 x 0.85 (15 percent) = 27.80
256 Translutions, Inc. *Walnut Street and Highland Avenue Residential, City of Fontana Vehicle Miles Traveled Screening Analysis*, December 13, 2024. (Appendix I-2).
257 Urban Crossroads. *Fontana Upzne Site Vehicle Miles Traveled (VMT) Screening Evaluation.* July 7, 2025. (Appendix K).
258 *Ibid.*

San Bernardino County baseline, thereby meeting the City's minimum 15 percent reduction threshold.[259] Additionally, the Upzone Properties are identified in a low-VMT generating Transportation Analysis Zone (TAZ) (TAZ 53733401) with a baseline VMT of 27.5 miles, which is 15 percent less than the San Bernardino County baseline and below the City threshold of 33.2 VMT per service population. As such, the Residential Development Site and upzone action ares screened out from requiring a full VMT analysis and would have a **less than significant** VMT impact. Mitigation is not required.

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)?

Residential Development Site: Construction and operation of the Residential Development Site is not expected to increase substantially hazards due to a geometric design feature or an incompatible use.

Construction. Construction of the Residential Development Site may temporarily require partial lane closures. Standard construction safety measures would be implemented, including appropriate signage and flagmen visible to approaching motorists and pedestrians indicating roadway access limitations and other necessary warnings. Full road closures are not anticipated during construction. In the event that partial lane closures are required during construction, detour/safety signage would be installed to direct drivers around construction activities along adjacent streets. Typical City requirements as codified in Section Nos. 30-488 (Public Safety) and 30-508 (Site Plan Design) of the City Municipal Code include prior notification of any lane or road closures with sufficient signage before and during any closures, flag crews with radio communication when necessary to coordinate traffic flow, etc. The developer would be required to comply with these requirements, which would maintain emergency access and allow for evacuation if needed during construction activities.

Roadway improvements in and around the Residential Development Site would be designed and constructed to satisfy all City requirements for street widths, corner radii, intersection control, as well as incorporate design standards tailored specifically to site access requirements. The Residential Development Site would be subject to design review by the Development Advisory Board per Division 4, Article VI, Chapter 30 of the City's Zoning and Development Code, which would ensure that entrances and exits would be marked with appropriate directional signage, and all site access points and driveway aprons would be constructed to adequate widths for public safety.

Operation. The Residential Development Site would be accessible by residents via primary entrances providing full access on Walnut Street and Knox Avenue (via South Highland Avenue). Secondary emergency vehicle access would be provided east of each main entrance. All entry gates would include an override switch to allow access by emergency responders. All points of site access and driveway aprons are designed and would be constructed to adequate widths for public safety pursuant to local requirements. A queuing analysis was conducted for the eastbound left-turn at the intersection of Knox Avenue and Walnut Street to determine if project traffic would cause backups on Walnut Street. The queuing analysis for the eastbound left-turn in the future build-out year (2050) indicated a maximum of one vehicle would be queued under this condition.

[259] TAZ baseline VMT = 24.48 which is lower than the 15 percent below San Bernardino County VMT Baseline (27.8).

The Residential Development Site provides a 36-foot-wide loop road around the central portion of the site (Streets "A", "YY", "C" and "H"), and either a 28-foot (Street "C" extension) or 34-foot wide (Street "B") extending from the loop road northward. Access to home clusters, motor courts, or townhouse would be via 26-foot-wide streets/drive aisles that provide access to each unit. Other than construction of the two project entrances, and the installation of curbs, gutters, and sidewalks along the Residential Development Site frontages along Walnut Street and South Highland Avenue, these streets would not be affected by the Residential Development Site. Along the Residential Development Site frontage, Knox Avenue would be improved to its ultimate width (36 feet) within a 50-foot right-of-way.

As the site is bound on the south, east and west by existing residential uses, the Residential Development Site would not result in uses that would be incompatible with the existing land uses. The City, at Design Review and final plan check, would ensure that all improvements associated with the Residential Development Site are consistent with City standards and requirements. Adherence to applicable City requirements would ensure the proposed development would not include any sharp curves or dangerous intersections. Therefore, no substantial increase in hazards due to a design feature would occur. Impacts are **less than significant**, and mitigation is not required**.**

Upzone Properties: The Upzone Properties do not propose any development at this time and would not substantially increase hazards due to a geometric design feature or incompatible uses. Impacts are **less than significant**, and mitigation is not required**.**

Significance Conclusion: The upzone action would not substantially increase hazards due to a geometric design feature or incompatible uses. As the site is bound on the south, east and west by existing residential uses, the Residential Development Site would not result in uses that would be incompatible with the existing land uses. The City, at Design Review and final plan check, would ensure that all improvements associated with the Residential Development Site are consistent with City standards and requirements. Adherence to applicable City requirements would ensure the proposed development would not include any sharp curves or dangerous intersections. Therefore, no substantial increase in hazards due to a design feature would occur. Impacts are **less than significant**, and mitigation is not required**.**

d. Would the project result in inadequate emergency access?

Residential Development Site: Construction and operation of the Residential Development Site is not expected to result in inadequate emergency access.

> ***Construction.*** Construction of the Residential Development Site may require partial lane closures that may temporarily restrict vehicular traffic and therefore would be required to implement appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. A Traffic Control Permit is required for any work within the public right-of-way. The City of Fontana's Excavation and Traffic Control Permit (see Fontana Municipal Code Section 25-151 through 25-155) requirements may include prior notification of any lane or road closures with sufficient signage before and during any closures, flag crews with radio communication when necessary to coordinate traffic flow, etc. As appropriate, the Project Applicant would be required to comply with these requirements, which would maintain

emergency access and allow for evacuation, if necessary, during construction activities. Compliance with these requirements would ensure that short-term impacts related to emergency access are **less than significant**. And mitigation is not required.

Operation. In accordance with the California Fire Code, project structures, access, and on-site features would be designed, constructed, and maintained to allow appropriate emergency/evacuation access to and from the Residential Development Site, as codified in Section Nos. 30-529 (Public Safety), 30-541(D)(7)(a) and (b) (Fences and Walls), and 30-550 (h) (Site Plan Design) of the City Municipal Code.

The Residential Development Site would be accessible by residents via primary entrances providing full access on Walnut Street and Knox Avenue (via South Highland Avenue). Secondary emergency vehicle access would be provided east of each main entrance. All entry gates would include an override switch to allow access by emergency responders. All points of site access and driveway aprons are designed and would be constructed to adequate widths for public safety pursuant to local requirements. The Residential Development Site provides a 36-foot-wide loop road around the central portion of the site (Streets "A", "YY", "C" and "H"), and either a 28-foot (Street "C" extension) or 34-foot wide (Street "B") extending from the loop road northward. Access to home clusters, motor courts, or townhouse would be via 26-foot-wide streets/drive aisles that provide access to each unit. Except for the installation of access points, curb, gutter, and sidewalks, the Residential Development Site would not alter the alignment or configuration of Walnut Street or South Highland Avenue. Along the Residential Development Site frontage, Knox Avenue would be improved to its ultimate width (36-feet) within a 50-foot right-of-way, thereby improving access to the site for emergency vehicles.

All points of site access and driveway aprons are designed and would be constructed to adequate widths for public safety pursuant to local requirements. These improvements would be subject to compliance with the City Municipal Code sections specified above and would be reviewed by the Fontana Fire Protection District and Police Department through the City's design review process by the Development Advisory Board, ensuring the long-term impacts related to emergency access are **less than significant**. Mitigation is not required.

Upzone Properties: The Upzone Properties do not propose any development at this time and would not result in inadequate emergency access. Impacts related to emergency access are **less than significant**. Mitigation is not required.

Significance Conclusion: The Upzone Properties would not result in inadequate emergency access. All points of Residential Development Site access and driveway aprons are designed and would be constructed to adequate widths for public safety pursuant to local requirements. These improvements would be subject to compliance with the City Municipal Code sections specified above and would be reviewed by the Fontana Fire Protection District and Police Department through the City's design review process by the Development Advisory Board, ensuring the long-term impacts related to emergency access are less than significant. Mitigation is not required.

5.18 TRIBAL CULTURAL RESOURCES

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

5.18.1 Impact Analysis

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

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); and

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

Residential Development Site: The term "California Native American tribe" is defined as "a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC."

Chapter 532, Statutes of 2014 (i.e., Assembly Bill 52) requires Lead Agencies to evaluate a project's potential to affect "tribal cultural resources." Such resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that

are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." Assembly Bill (AB) 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource."

Senate Bill 18, signed into law in September 2004, requires local (city and county) governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places through local land use planning. The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting or mitigating impacts to traditional tribal cultural places. The consultation and notice requirements apply to adoption and amendment of both general plans (Government Code Section 65300 et seq.) and specific plans (Government Code Section 65450 et seq.). Specifically, Government Code Section 65352.3 requires local governments, prior to making a decision to adopt or amend a general plan, to consult with California Native American tribes identified by the NAHC for the purpose of protecting or mitigating impacts to traditional tribal cultural places.

CEQA defines a "historical resource" as a resource that meets one or more of the following criteria: (1) is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) is listed in a local register of historical resources as defined in PRC Section 5020.1(k); (3) is identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) is determined to be a historical resource by a project's Lead Agency (PRC Section 21084.1 and State CEQA Guidelines Section 15064.5[a]).[260]

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

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

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

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

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

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

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

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

would be impaired." Per AB 52 (specifically California Public Resources Code 21080.3.1), Native American consultation is required upon request by interested California Native American tribes that have previously requested that the City provide them with notice of such projects. A Sacred Lands File Search was conducted through the California Native American Heritage Commission (NAHC) on May 29, 2024. The search result was "positive," indicating the presence of Native American resources in the Residential Development Site vicinity. The NAHC requested the City contact the Gabrieleño Band of Mission Indians-Kizh Nation for more information and provided a list of 34 tribal contacts.

Pursuant to provisions of AB 52 and SB 18, the City sent letters to tribal contacts on December 2, 2024, informing tribes of the proposed development on the Residential Development Site and requesting the initiation of consultation. However, those letters did not include the proposed upzone action on the Upzone Properties, so City staff sent letters again on April 8 and 9, 2025, informing tribes of the proposed development on the Residential Development Site, as well as the programmatic upzone action on the Upzone properties, and requesting the initiation of consultation.

During the consultation process, the Morongo Band of Mission Indians responded in written form in lieu of an in-person meeting on January 16, 2025, and advised City staff of the Residential Development Site's sensitivity regarding tribal cultural resources. The Gabrieleño Band of Mission Indians – Kizh Nation also responded in written form in lieu of an in-person meeting on April 9, 2025, and advised City staff that the City of Fontana lies within the ancestral territory of the Kizh Nation. Both Tribes shared their knowledge of tribal cultural resources in the project vicinity. Specific information regarding sensitivity for tribal cultural resources is not available to the public but is included in the confidential project record for use by City staff as needed. Finally, the Yuhaaviatam of San Manuel Nation (YSMN) informed the city that the YSMN does not have any concerns with the proposed project's implementation as currently planned and provided recommendations to ensure any unanticipated discovery of tribal cultural resources are managed with dignity and in accordance with regulatory policy.

Cultural resource field reconnaissance of the Residential Development Site was conducted on October 19 and 23, 2023 (western and eastern halves, respectively), and May 14 and September 27, 2024 (additional parcels). No tribal cultural material was identified during these surveys. While the surveys did not identify any cultural material on the Residential Development Site, as discussed in Sections 5.5.b and 5.5.c above, development of the Residential Development Site would have the potential to impact tribal cultural resources or Native American human remains if discovered during project construction. Accordingly, **Standard Conditions CUL-1** through **CUL-4** are prescribed to ensure that tribal cultural resources and Native American human remains are protected if discovered during project construction. Compliance with **Standard Conditions CUL-1** through **CUL-4** would ensure the project would be conditioned to cease excavation or construction activities if cultural, tribal cultural, archaeological resources, or human remains are identified and would include provisions for Native American monitoring of ground-disturbing activities in such an instance. These conditions also would ensure further consultation with interested Native American Tribes for the appropriate treatment of tribal cultural resources. Therefore, impacts to tribal cultural resources would remain **less than significant**. Mitigation is not required.

Upzone Properties: Pursuant to provisions of AB 52 and SB 18, the City sent letters to tribal contacts on December 2, 2024, informing tribes of the proposed development on the Residential Development Site and requesting the initiation of consultation. However, those letters did not include the proposed upzone action on the Upzone Properties, so City staff sent letters again on April 8 and 9, 2025, informing tribes of the proposed development on the Residential Development Site, as well as the programmatic upzone action on the Upzone Properties, and requesting the initiation of consultation.

During the consultation process, the Morongo Band of Mission Indians responded in written form in lieu of an in-person meeting on January 16, 2025, and advised City staff of the Residential Development Site's sensitivity regarding tribal cultural resources. The Gabrieleño Band of Mission Indians – Kizh Nation also responded in written form in lieu of an in-person meeting on April 9, 2025, and advised City staff that the City of Fontana lies within the ancestral territory of the Kizh Nation. Both Tribes shared their knowledge of tribal cultural resources in the project vicinity. Specific information regarding sensitivity for tribal cultural resources is not available to the public but is included in the confidential project record for use by City staff as needed. Finally, the Yuhaaviatam of San Manuel Nation (YSMN) informed the city that the YSMN does not have any concerns with the proposed project's implementation as currently planned and provided recommendations to ensure any unanticipated discovery of tribal cultural resources are managed with dignity and in accordance with regulatory policy.

The proposed upzone action does not include any physical development on the Upzone Properties at this time, so the Upzone Properties have not been surveyed for cultural or tribal cultural resources. However, future development of the Upzone Properties would have the potential to impact tribal cultural resources or Native American human remains if discovered during project construction. Accordingly, **Standard Conditions CUL-1** through **CUL-4** are prescribed to ensure that tribal cultural resources and Native American human remains are protected if discovered during construction activities. Compliance with **Standard Conditions CUL-1** through **CUL-4** would ensure projects proposed on the Upzone Properties would be conditioned to cease excavation or construction activities if cultural, tribal cultural, archaeological resources, or human remains are identified and would include provisions for Native American monitoring of ground-disturbing activities in such an instance. These conditions also would ensure further consultation with interested Native American Tribes for the appropriate treatment of tribal cultural resources.

The upzone action would amend the General Plan land use designation and zoning of the Upzone Properties to accommodate denser residential development at a future point in time. Future developments proposed on the Upzone Properties pursuant to the upzone action would be subject to site- and project-specific surveys for cultural and tribal cultural resources. Therefore, in addition to **Standard Conditions CUL-1** through **CUL-4**, future development of the Upzone Properties would be subject to **Mitigation Measures CUL-1** and **CUL-2** from the General Plan EIR (refer to Section 5.5.1). Impacts related to tribal cultural resources would be reduced to **less than significant with mitigation incorporated**.

Significance Conclusion: Compliance with **Standard Conditions CUL-1** through **CUL-4** would ensure development of the Residential Development Site would be conditioned to cease excavation or construction activities if cultural, tribal cultural, archaeological resources, or human remains are identified and would include provisions for Native American monitoring of ground-disturbing activities

in such an instance. These conditions also would ensure further consultation with interested Native American Tribes for the appropriate treatment of tribal cultural resources. With implementation of **Standard Conditions CUL-1** through **CUL-4** and **Mitigation Measures CUL-1** and **CUL-2**, future development on the Upzone Properties would be subject to site-specific evaluation of cultural resources in accordance with applicable regulatory policies, including Fontana Municipal Code Article XIII, *Preservation of Historic Resources*, and in consultation with interested Native American Tribes. Therefore, impacts related to tribal cultural resources would be reduced to **less than significant with mitigation incorporated**.

5.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

5.19.1 Impact Analysis

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

Residential Development Site: Residential Development Site improvements, including the construction and expansion of water, drainage, electric, and telecommunications facilities, are described in Section 2.4.8, Infrastructure and Off-Site Improvements. The proposed residential development would interconnect to existing utilities where available along Walnut Street.

The approval of drainage features and other utility improvements occurs through the building plan check process and during the applicable interconnection process required by utility service providers. As part of this process, all project-related drainage features and utility infrastructure would be required to comply with Section 21-85(c) (Additional Public Improvements) and Chapter 27 (Utilities) of the City Municipal Code, as well as Santa Ana RWQCB standards. On-site project-related drainage features would be designed, installed, and maintained per the San Bernardino County MS4 Permit, the City Municipal Code, and the requirements identified in the Final WQMP (per **Standard Conditions HYD-3** and **HYD-4**).

All proposed improvements and interconnection to drainage, electric power, water, and wastewater facilities would be installed simultaneously with finish grading activities and required project frontage improvements (sidewalk, landscaping, and trees). Wastewater flows from the Residential Development Site would flow to proposed sewer lines located within on-site streets which would

convey flows to the existing 8-inch vitrified clay pipe (VCP) in Walnut Avenue. This pipe flows westward to Beech Avenue. The Residential Development Site includes the replacement of approximately 954 linear feet of the existing 8-inc VCP in Walnut Street from Beechcraft to Beech Avenue with 10-inch VCP. The area of potential impact from on-site drainage and utility infrastructure improvements would occur in an urbanized environment and are evaluated in this Initial Study and associated technical studies, and impacts are mitigated where necessary to less than significant levels. While located outside the Residential Development Site, the replacement of a portion of the existing VCP pipe Walnut Street, would occur within the existing limits of a fully improved street. As such, the interconnection and/or upgrade of utility infrastructure would not substantially disturb native habitat or soil. No significant environmental effects specifically related to the installation of utility interconnections greater than those previously identified, disclosed, and mitigated in this Initial Study would occur. Any such installation would be subject to all applicable mitigation measures, as well as local, State, and federal regulations, and the connection requirements of respective utility providers; therefore, impacts related to relocation or construction of utilities would be **less than significant**. Mitigation is not required.

Upzone Properties: The proposed upzone action does not include any physical development on the Upzone Properties. When compared to the existing R-PC zoning designation of the Upzone properties, the upzone action would increase the residential density permitted. The residential development potential for the Upzone Properties would increase from approximately 264 units under the existing zone to approximately 1,770 units under the proposed zone which would increase the residential development potential of the Upzone Properties by approximately 1,506 units. Based on an occupancy rate of 3.70 persons/unit, the resulting population on the Upzone Properties could reach 6,549 persons. The Upzone Properties portions of the project is not expected to result in growth in the area or City beyond that which was planned for at General Plan buildout or by SCAG (see Section 5.14.1.a.) This corresponding increase in population could increase demand for utilities and service systems (i.e., water, wastewater, stormwater, dry utilities, and solid waste). Because development of the Upzone Properties is influenced by economic conditions and market demand, the timing of development is unknown. Accordingly, baseline conditions used to determine if adequate water, wastewater, stormwater, dry utilities, and solid waste are available to serve buildout of the Upzone Properties are unknown. The approval of drainage features and other utility improvements occurs through the building plan check process and during the applicable interconnection process required by utility service providers. As part of this process, all project-related drainage features and utility infrastructure would be required to comply with Section 21-85(c) (Additional Public Improvements) and Chapter 27 (Utilities) of the City Municipal Code, as well as Santa Ana RWQCB standards.

Future development on the Upzone Properties that would occur pursuant to the upzone action would undergo site- and project-specific review under CEQA to evaluate the project-level impacts relative to the provision of and/or impacts to utilities and service systems. For example, any project-specific drainage features proposed on the Upzone Properties must be designed, installed, and maintained per the San Bernardino County MS4 Permit, the City Municipal Code, and the requirements identified in site- and project-specific WQMPs (per Standard Conditions HYD-3 and HYD-4). Furthermore, future development on the Upzone Properties would be subject to payment of applicable standard connection fees and compliance with applicable federal, State, and local regulatory requirements,

including the City Municipal Code, Senate Bill 610, Assembly Bill 939, and Assembly Bill 1826 and adhere to the applicable and necessary connection requirements of the respective service provider(s).

Although the proposed upzone action would increase the residential density potential of the Upzone Properties and result in a corresponding increase in population and utility and service system demand, the upzone action does not include any physical development at this time that would require the construction, expansion, or interconnection to any utility or service provider. Therefore, impacts associated with utilities and service systems would be **less than significant**, and mitigation is not required.

Significance Conclusion: As the project would adhere to applicable requirements and standards relative to the provision of and connection of utility services (as established by the City and the respective utility providers), impacts relative to the construction of new or expansion of utility infrastructure would be **less than significant**; therefore, no mitigation is required.

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

Residential Development Site: The FWC supplies water to the Residential Development Site via groundwater supplies from three adjudicated basins, including the Chino Basin, Rialto-Colton Basin (including the No Man's Land Basin), and the Lytle Basin. The Chino Basin is the main source of water for the FWC. According to the FWC UWMP, none of the basins supplying groundwater to the FWC are in "critical condition of overdraft." FWC's current available pumping capacity totals approximately 37,222 gallons per minute (gpm), with individual well production ranging from approximately 189 gpm to 2,955 gpm.[261] In addition, the proposed Chino Basin Program would augment the existing Chino Basin groundwater supply with recycled water through the construction of an advanced water treatment facility to provide high-quality recycled water for storage in the Chino Basin.[262]

Based on the projected future population within the FWC service area and assuming current per capita water consumption patterns, the FWC determined it has adequate water supplies to meet the projected demand for Normal Year, Single Dry Year, and Five Consecutive Dry Year scenarios through the year 2045.[263]

The current zoning for the site is R-4 (Multi-Family Medium/High Density Residential (24.1 to 39.0 du/ac). The Residential Development Site includes a Zone Change to rezone the site to R-3 (12.1 – 24.0 du/ac). The R-3 zone permits development of garden apartments, condominiums and townhouses and would reduce the number of residential units that could be developed on-site. While the maximum allowable density in the R-3 zone is 24 du/ac, the proposed project includes the development of 393 units resulting in a density 12.86 du/ac. Based on the cited average residential occupancy rate of 3.7 persons per dwelling unit, the 393 units proposed could result in a population

261 San Gabriel Water Company, Fontana Water Company Division. *2020 Urban Water Management Plan.* Pages 6-5 through 6-8. June 2021.
262 *Ibid*. Pages 7--9.
263 *Ibid.* Pages 7-5 through 7-8, 8-1.

of up to 1,454 persons.[264] As the Residential Development Site results in a lower development density and resulting population than that identified in the General Plan, which in turn was used in the development of the UWMP, the Residential Development Site would not increase water demand on-site beyond that which is anticipated for the property in the UWMP. As the FWC has determined a sufficient water supply is available to meet normal, single-dry, and multiple-dry year demands through the year 2045, impacts related to water supply are **less than significant**. Mitigation is not required.

Upzone Properties: The population increase resulting from development of the Upzone Properties may result in a corresponding increase demand for water. Because development of the Upzone Properties is influenced by economic conditions and market demand, the timing of development is unknown and the degree of any impacts is speculative. Future development on the Upzone Properties that would occur pursuant to the upzone action would undergo site- and project-specific review under CEQA to evaluate the project-level impacts relative to water supply and water supply systems.

Future development on the Upzone Properties would be subject to payment of applicable standard connection fees and compliance with applicable federal, State, and local regulatory requirements, including the City Municipal Code, and the applicable and necessary connection requirements of the FWC. Adherence to the applicable connection requirements and the review of water availability and is a standard condition required for all development in the City. The review and approval by the City of future water demand and the connections to existing water service will ensure impacts are **less than significant**; therefore, no mitigation is required.

Significance Conclusion: The FWC has determined a sufficient water supply is available to meet normal, single-dry, and multiple-dry year demands on the Residential Development Site through the year 2045. Furthermore, future development that may occur on the Upzone Properties would be reviewed by the City and the FWC to ensure supplies of water and necessary infrastructure are available to supply any future population. Adherence to the conditions and requirement established by the City and the FWC regarding the water supplies ensure impacts would remain **less than significant**; therefore, mitigation is not required.

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?

Residential Development Site: The Residential Development Site is within the sewer service area of the City of Fontana and the Inland Empire Utilities Agency (IEUA). Operational discharge flows treated by the IEUA would be required to comply with waste discharge requirements for that facility. IEUA serves approximately 935,000 people over 242 square miles in Western San Bernardino County and provides services to the Cities of Chino, Chino Hills, Fontana, Montclair, Ontario, Upland, and Rancho Cucamonga.[265] IEUA operates four Regional Water Recycling Plants (RPs), including RP-1, RP-4, RP-5, and the Carbon Canyon Water Recycling Facility. IEUA's RP-4 located near the intersection of Etiwanda

[264] California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2021-2024 with 2020 Census Benchmark*. 2024.

[265] Inland Empire Utilities Agency. *About us*. https://www.ieua.org/about-us/ (accessed February 24, 2025).

Avenue and 6th Street in the City of Rancho Cucamonga treats local wastewater generated by the City of Fontana.

IEUA's four RPs have a combined treatment capacity of approximately 86 million gallons per day (MGD) and currently treat over 50 MGD.[266] RP-1 has a capacity of 44 MGD and treats an average flow of 28 MGD of wastewater, with a surplus capacity of approximately 16 MGD, and is operated in conjunction with RP-4 to provide recycled water to users.[267] RP-4 has recently been expanded to a capacity of 14 MGD and treats an average flow of 10 MGD, with a surplus capacity of approximately 4 MGD.[268] Together, RP-1 and RP-4 have a 20 MGD surplus capacity.

Using an average flow average flow rate of 3,483 gallons per day (gpd) per acre (gpd/ac) for the R-3 zone,[269] the Residential Development Site would generate approximately 106,386 gpd.[270] The Residential Development Site's estimated wastewater treatment demand represents 0.53 percent of the RP-1 and RP-4 current daily surplus capacity,[271] and sufficient surplus wastewater treatment capacity is available to serve the Residential Development Site.

Wastewater flows from the Residential Development Site would flow to proposed sewer lines located within on-site streets which would convey flows to the existing 8-inch vitrified clay pipe (VCP) in Walnut Avenue. This pipe flows westward to Beech Avenue. The Residential Development Site includes the replacement of approximately 954 linear feet of the existing 8-inch VCP in Walnut Street from Beechcraft to Beech Avenue with 10-inch VCP. San Bernardino County sizing criteria requires that sewer lines handle peak flows when less than 75 percent full. In the current condition, the 8-inch sewer line is at 56 percent capacity with peak flows. Considering flows from the Residential Development Site, when at capacity, the 8-inch peak flows (existing plus project flows) is 87 percent full. The upgraded segment of sewer pipe in Walnut Street, the pipe would reach 98 percent capacity when 49 percent full.[272] As the proposed improvements would provide sufficient wastewater conveyance and treatment capacity exists to accommodate the proposed project, impacts would be **less than significant**, and mitigation is not required.

Upzone Properties: The proposed upzone action does not include any physical development on the Upzone Properties. The population increase resulting from development of the Upzone Properties may result in a corresponding increased demand for wastewater conveyance and treatment capacity. Because development of the Upzone Properties is influenced by economic conditions and market demand, the timing of development is unknown. Future development on the Upzone Properties that would occur pursuant to the upzone action would undergo site- and project-specific review under

266 Inland Empire Utilities Agency. *Facilities*. https://www.ieua.org/facilities/ (accessed February 24, 2025).

267 Inland Empire Utilities Agency. *Facilities, Regional Water Recycling Plant No. 1.* https://www.ieua.org/regional-water-recycling-plant-no-1/ (accessed February 24, 2025).

268 Inland Empire Utilities Agency. *Facilities, Regional Water Recycling Plant No. 4.* Website: https://www.ieua.org/regional-water-recycling-plant-no-4/ (accessed February 24, 2025).

269 Allard Engineering. *Walnut & South Highland Ave, Residential Tract Fontana, California APN: 0243-142-04 Preliminary Sewer Study*, Table 1. June 10, 2024. (Appendix J).

270 3,483 gallons per day/ac x 30.53 (net) acres = 156,386 gallons/day

271 106,386 gallon/day project demand ÷ 20,000,000 gallons per day WWTP surplus = 0.53 percent.

272 Allard Engineering. *Walnut & South Highland Ave, Residential Tract Fontana, California APN: 0243-142-04 Preliminary Sewer Study*, Table 1. June 10, 2024.

CEQA to evaluate the project-level impacts relative to wastewater conveyance and treatment systems.

Future development on the Upzone Properties would be subject to payment of applicable standard connection fees and compliance with applicable federal, State, and local regulatory requirements, including the City Municipal Code, and the applicable and necessary connection requirements of the City and IEUA. Adherence to the applicable connection requirements and the review of water availability and is a standard condition required for all development in the City. The review and approval by the City and IEUA that sufficient wastewater conveyance and treatment capacity exist and that connections to existing wastewater systems are appropriately designed will ensure impacts are **less than significant**; therefore, no mitigation is required.

Significance Conclusion: The City and IEUA maintains sufficient wastewater conveyance and treatment capacity to accommodate the proposed used envisioned for the Residential Development Site. Furthermore, future development that may occur on the Upzone Properties would be reviewed by the City and the IEUA to ensure sufficient wastewater conveyance and treatment capacity is available to meet any increased demand resulting from population increases that may occur upon development of the Upzone Properties Adherence to the conditions and requirement established by the City and the IEUA regarding the wastewater conveyance and treatment capacity ensures that impacts would remain **less than significant**; therefore, mitigation is not required.

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?

Residential Development Site: Solid waste collection is a "demand-responsive" service, and current service levels can be expanded and funded through user fees. The City currently contracts with Burrtec Waste Industries, Inc. to provide trash and recycling services. Once collected, solid waste is transported to the West Valley Materials Recycling Facility (MRF)/Transfer Station. From the MRF, the non-recyclable material would be sent to Mid-Valley Landfill.[273] Mid-Valley Landfill has a daily throughput of 7,500 tons. The maximum and remaining capacity of this landfill is 101,300,000 and 54,219,377 cubic yards, respectively, and has an estimated closure date of 2045.[274]

Based on a generation rate of 5.5 pounds per capita per day,[275] at full occupancy, the Residential Development Site would generate up to 7,997 pounds (4.0 tons) of solid waste per day.[276] This amount

[273] City of Fontana. *Trash Pickup.* https://fontanaca.maps.arcgis.com/apps/webappviewer/index.html?id=de0bfb8f31a7415ca8ffd2c9ec550f22 (accessed February 23, 2025).

[274] California Department of Resources Recycling and Recovery (CalRecycle). *Solid Waste Information System (SWIS). SWIS Facility/Site Activity Details: Mid-Valley Sanitary Landfill (36-AA-0055).* https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1880?siteID=2662 (accessed February 23, 2025).

[275] California Department of Resources Recycling and Recovery (CalRecycle). *Disposal Rate Calculator (Fontana, 2023).* https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/slcp/capacityplanning/recycling/DisposalRateCalculator (accessed February 23, 2025).

[276] 5.5 pounds per capita per day x 1,454 residents = 7,997 pounds/day (÷ 2,000 pounds/ton = 4.0 tons).

is equivalent to 0.053 percent of the daily throughput at Mid-Valley Landfill.[277] As such, Mid-Valley Landfill has adequate capacity to serve the Residential Development Site.

As adequate daily surplus capacity exists at the receiving landfill, and development of the Residential Development Site would occur in accordance with local and State waste reduction strategies, the project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure. Impacts would be **less than significant**, and mitigation is not required.

Upzone Properties: The proposed upzone action does not include any physical development on the Upzone Properties. The population increase resulting from development of the Upzone Properties may result in a corresponding increase in the volume of solid waste generated in the City. Because development of the Upzone Properties is influenced by economic conditions and market demand, the timing of development is unknown. Future development on the Upzone Properties that would occur pursuant to the upzone action would undergo site- and project-specific review under CEQA to evaluate the project-level impacts relative to solid waste.

All development within the city, including any future development that may occur on the Upzone Properties, is required to comply with applicable elements local, State, and federal solid waste disposal standards. As solid waste collection is a "demand-responsive" service, service levels can be expanded and funded through user fees; therefore, impacts related to any potential future increase in the volume of solid waste generated from development of the Upzone Properties would be less than significant. No mitigation is required. Impacts relative to solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure would be **less than significant**, and mitigation is not required.

Significance Conclusion: Adequate daily surplus capacity exists at the receiving landfills for solid waste generated by the development of the Residential Development Site. Like all other development in the City, any future development on the Upzone Properties would occur in accordance with local and State waste reduction strategies which seek to further reduce the per capita generation of solid waste; therefore, impacts relative to solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure would be **less than significant**, and mitigation is not required.

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

Residential Development Site: Construction and operation of the Residential Development Site would occur in accordance with federal, state, and local management and reduction statutes and regulations related to solid waste.

> ***Construction.*** The City would require the Project Applicant to prepare a Construction Waste Management Plan to ensure a minimum 65 percent of all construction waste would be recycled/reused in accordance with CalGreen Code Sections 4.408 and 5.408. Therefore, the project would comply with federal, State, and local management reduction statutes and

[277] 4.0 tons/day ÷ 7,500 tons/day daily throughput = 0.053 percent.

regulations related to solid waste during project construction. Impacts would remain **less than significant.** Mitigation is not required.

Operation. The project operator is required to coordinate with Burrtec Waste Industries, Inc., which would collect solid waste from the site and transfer the solid waste to the MRF. The MRF would sort the solid waste into recyclable and non-recyclable waste and would transfer the non-recyclable waste to Mid-Valley Landfill for disposal. All development within the city, including the Residential Development Site, is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991) and other local, State, and federal solid waste disposal standards. The City's target disposal rate is 6.0 pounds/day per capita and has a (2023) disposal rate of 5.5 pound/day per capita,[278] further satisfying solid waste reduction goals. Therefore, the project would comply with federal, State, and local management reduction statutes and regulations related to solid waste during project operation. Impacts would be **less than significant,** and mitigation is not required.

Upzone Properties: The proposed upzone action does not include any physical development on the Upzone Properties. The population increase resulting from development of the Upzone Properties may result in a corresponding increase in the amount of solid waste generated during the construction and occupation of future residential uses. Because development of the Upzone Properties is influenced by economic conditions and market demand, the timing of development is unknown. Future development on the Upzone Properties that would occur pursuant to the upzone action would undergo site- and project-specific review under CEQA to evaluate the project-level impacts relative to the provision of and/or impacts related to solid waste.

Development that may occur on the Upzone Properties would be required to adhere to applicable local, State, and/or federal solid waste reduction regulations. As adherence to these regulations are universally applicable to all development in the City, impacts resulting from any subsequent development of the Upzone Properties would be **less than significant**; therefore, no mitigation is required.

Significance Conclusion: The project would comply with federal, State, and local management reduction statutes and regulations related to solid waste during project operation. Impacts would be **less than significant,** and mitigation is not required.

[278] California Department of Resources Recycling and Recovery (CalRecycle). *Disposal Rate Calculator (Fontana, 2023).* https://www2.calrecycle.ca.gov/LGCentral/AnnualReporting/slcp/capacityplanning/recycling/DisposalRateCalculator (accessed February 23, 2025).

5.20 WILDFIRE

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

5.20.1 Impact Analysis

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Residential Development Site: The Residential Development Site is not located within a State Responsibility Area. According to the3 California Department of Forestry and Fire Protection (CALFIRE) Fire Hazard Severity Zones mapping, the Residential Development Site is located within a Local Responsibility Area (LRA) but is not designated as a H/VHFHSZ.[279] The nearest such area is located approximately 3.5 miles northeast of the site in Lytle Creek/Cajon Wash. The Residential Development Site is located in an area that is developed with local roads and regional highways that provide adequate access and departure from the area in the event of an emergency, such as a wildfire.

The Residential Development Site would be designed to comply with the current CFC (2022) standards for development for residential uses, CBC standards, and standards as set forth by the FFPD. The Residential Development Site provides a 36-foot-wide loop road around the central portion of the site (Streets "A", "YY", "C" and "H"), and either a 28-foot (Street "C" extension) or 34-foot wide (Street "B") extending from the loop road northward. Access to home clusters, motor courts, or townhouse would be via 26-foot-wide streets/drive aisles that provide access to each unit. Vehicular access to the site would be gated entry at the two main project entrances (see **Figure 6: Fire Access Plan**). All entry gates would include an override switch to allow access by emergency responders. All points of site access and driveway aprons are designed and would be constructed to adequate widths for public safety pursuant to local requirements. While LOS and congestion are no longer considered in CEQA

[279] California Department of Forestry and Fire Protection (CALFIRE). *Fire Hazard Severity Zones Map*. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed April 19, 2025).

documents, the City has adopted LOS policies in its General Plan. The recommended improvements stated in the TIA required to offset the project's effects on LOS and congestion are addressed through the imposition of conditions of approval on the project, thereby ensuring that General Plan standards relative to congestion on the City's circulation system are appropriately addressed. Therefore, development of the Residential Development Site would not contribute to congestion on roadways and intersections that are part of a neighborhood or city-wide evacuation plan, and the project would not substantially impair an adopted emergency response plan or emergency evacuation plan within a H/VHFHSZ. Impacts are **less than significant**, and mitigation is not required.

Upzone Properties: The proposed upzone action does not include the physical development of any residential structures; therefore, it would not currently impair or interfere with an established emergency access or evacuation plan.

As stated previously in Section 5.9.1.f, applicants proposing projects in Fontana are required to design, construct, and maintain structures, roadways, and facilities to maintain appropriate emergency/evacuation access to and from the Upzone Properties as codified in Section Nos. 30-429 (Public Safety) and 30-476(g)(7) (Subdivision and Site Plan Design) of the City Municipal Code. Future development proposals for the Upzone Properties would be subject to FFPD review and would be conditioned to comply with existing State, FFPD, and city policies, programs, and/or regulations and implement project design features intended to reduce the risk of property loss, injury, or death from wildfires. The proposed upzone action would increase the potential residential development density of the Upzone Properties in a H/VHFHSZ. Future development proposals would be required to include wildland fire evacuation plans and fire protection plans in their respective project design and implementation. Accordingly, **Mitigation Measure HAZ-5** would apply to any development occurring subsequent to the upzone action.

Mitigation Measures. **Mitigation Measures HAZ-5** (see Section 5.9.1.f)

Impacts resulting from any subsequent development would be **less than significant with mitigation incorporated.**

Significance Conclusion: Development of the Residential Development Site would not contribute to congestion on roadways and intersections that are part of a neighborhood or city-wide evacuation plan, and the project would not substantially impair an adopted emergency response plan or emergency evacuation plan within a H/VHFHSZ. Due to its location, subsequent development on the Upzone Properties, an area within an identified H/VHFHSZ, may affect local emergency access and evacuation plans. While the upzone action does not include any physical development or physical changes at this time, with implementation of **Mitigation Measure HAZ-5** impacts resulting from any subsequent development would be **less than significant with mitigation incorporated.**

b. 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?

Residential Development Site: The Residential Development Site is not within a Very High Fire Hazard Severity Zone, nor is the Residential Development Site located in an area identified by the City to be

areas at risk of a wildfire event. The nearest such area is located approximately 3.5 miles northeast of the site in Lytle Creek/Cajon Wash. Wildfires have the tendency for uncontrolled spread when the terrain is hilly or mountainous and not conducive to practicable firefighting capabilities The Residential Development Site and vicinity are not located in areas identified by the city to be areas at risk of a wildfire event. The likelihood of uncontrolled spread of a wildfire near or on the Residential Development Site is relatively low since the site and surrounding areas are generally level, substantially developed, and sufficiently distant from areas of natural open spaces that are susceptible to wildfires.

San Bernardino County and Fontana are subject to seasonal wind events including times during the fall when Santa Ana Wind conditions are prevalent. Santa Ana Wind conditions in the area of the Residential Development Site typically blow from a northeast to southwest direction (an offshore flow). Wildfires have been recorded to occur in such Santa Ana Wind events sometimes leading to uncontrolled spread of wildfires. CALFIRE and the San Bernardino County Fire Department have taken these conditions and the locations of Fire Hazard Severity Zones into consideration when determining potential impacts associated with wildfire spread within the City of Fontana and surrounding cities. If such a conflagration[280] driven by winds were to get out of control, the City's FFPD and San Bernardino County Fire Department have procedures in place to respond to such an emergency and evacuate residents and employees as needed.[281]

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

Overall, implementation of the proposed project would have a low probability of exposing occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope or prevailing winds. Impacts would be **less than significant**. Mitigation is not required.

Upzone Properties: As previously stated in Section 5.9.1.g, both the City and CalFire delineate the Upzone Properties within a H/VHFHSZ. The proposed upzone action would allow residential development on the Upzone Properties at a greater density than currently permitted under the existing zone, which would result in the development of more residential units and the occupation of the Upzone Properties by more residents than currently permitted under the existing zone.

California Government Code §51189 directs the Office of the State Fire Marshal to create building standards for wildland fire resistance. The code includes measures that increase the likelihood of a structure withstanding intrusion by fire (e.g., building design and construction requirements that use fire-resistant building materials) and provides protection of structure projections (e.g., porches, decks, balconies, and eaves) and structure openings (e.g., attics, eave vents, and windows). The State's Fire Safe Regulations are set forth in California Public Resources Code (PRC) §4290, which includes the establishment of State Responsibility Areas. PRC §4291 sets forth defensible space requirements,

[280] Conflagration is an extensive fire that destroys a great deal of land or property.

[281] City of Fontana. *Local Hazard Mitigation Plan*. Page 176. June 2017; approved and adopted August 14, 2018.

which are applicable to anyone that "… owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush covered lands, grass-covered lands, or land that is covered with flammable material" (§4291(a)). In accordance with CCR Title 8 §1270 and §6773 (Fire Prevention, and Fire Protection and Fire Equipment), Cal/OSHA establishes fire suppression service standards. The standards range from fire hose size requirements to the design of emergency access roads. California Building Code (CBC) Chapter 7A applies to building materials, systems, and/or assemblies used in the exterior design and construction of new buildings located within a wildland/urban interface fire area. This section of the CBC establishes minimum standards for features such as fire retardant-treated wood and wood shingles, surface treatment protection, ignition-resistant construction, roof coverings and gutters, vents, exterior walls and coverings, exterior porch ceilings, underfloor protection, exterior windows, skylights, doors, decking, and accessory structures.

Applicants proposing projects in Fontana are required to design, construct, and maintain structures, roadways, and facilities to maintain appropriate emergency/evacuation access to and from the Upzone Properties as codified in Section Nos. 30-429 (Public Safety) and 30-476(g)(7) (Subdivision and Site Plan Design) of the City Municipal Code. In addition, Chapter 11 (Fire Prevention) of the City Municipal Code establishes mandatory policies for provisions of adequate water supplies, incorporation of automatic fire sprinklers, and use of equipment such as incinerators, outside grills, barbecue pits, and other open flame devices. The location of the Upzone Properties within the valley between the San Bernardino/San Gabriel Mountains and in closer proximity to the Jurupa Hills, increases the potential for smoke settlement within future residential areas that may develop subsequent to the upzone actions. As is typical for programmatic analyses, future development that may occur on the Upzone Properties would undergo project-specific environmental review under CEQA to evaluate project-level impacts relative to wildfire hazards. Accordingly, **Mitigation Measures HAZ-5** and **HAZ-6** are prescribed for the proposed upzone action.

Mitigation Measures. **Mitigation Measures HAZ-5** and **HAZ-6** (see Sections 5.9.1.f and 5.9.1.g)

Impacts would be **less than significant with mitigation incorporated.**

Significance Conclusion: Development of the project has the potential of exposing occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Implementation of **Mitigation Measures HAZ-4** and **HAZ-5** for future development on the Upzone Properties would reduce the level of impact to **less than significant than significant with mitigation incorporated.**

c. 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?

Residential Development Site: As described above, the Residential Development Site is not located within or near a wildfire State Responsibility Area, nor is the land classified as a H/VHFHSZ. The Residential Development Site includes development of two-story detached single-family homes (cluster and motor court homes), and two-story townhomes developed in 5-, 6- or 7-plex buildings. The project further includes the installation of site amenities, surface parking lot, on-site utility infrastructure, and landscaping. In the absence of any significant potential for on-site or adjacent

wildfire hazard, the Residential Development Site would not need to incorporate fire protection infrastructure, such as roads, fuel breaks, emergency water sources, power lines, or other utilities that may themselves exacerbate fire risk.

Upzone Properties: Upzone Properties: The proposed upzone action does not include the physical development of any residential structures; therefore, it would not directly necessitate the installation of infrastructure that would result in temporary or ongoing impacts to the environment. Utility and infrastructure improvements required to facilitate future development of the Upzone Properties would include water, wastewater, drainage, roadway, and electrical transmission features. A new circulation system internal to the Upzone Properties and connections to adjacent, existing roadways would be necessary. Although utilities, including water facilities, sewer facilities, storm drain lines, and power lines would be modified and/or extended throughout the Upzone Properties, the exact location and nature of these required improvements is not known as this time. However, it is expected that these improvements would be constructed underground and would not exacerbate fire risk. Furthermore, **Mitigation Measure HAZ-5** requires the preparation of a project-specific Fire Protection Plan (FPP) prior to the development of residential uses on the Upzone Properties. Any FPP would be subject to FFPD review and would be conditioned to comply with existing State, FFPD, and city policies, programs, and/or regulations and implement project design features intended to reduce the risk of property loss, injury, or death from wildfires. The proposed upzone action would increase the potential residential development density of the Upzone Properties in a H/VHFHSZ. Future development proposals would be required to include wildland fire evacuation plans and fire protection plans in their respective project design and implementation. As project features, the environmental impact of the fire protection features (e.g., access roads, fuel breaks) would be considered at the time subsequent development is proposed within the Upzone Properties.

Mitigation Measures. Mitigation Measure HAZ-5 (see Section 5.9.1.g)

Impacts would be **less than significant with mitigation incorporated.**

Significance Conclusion: As discussed in Response 5.17(d), project structures, access, and on-site features would be designed, constructed, and maintained to allow appropriate emergency/evacuation access to and from the Residential Development Site, as codified in Section Nos. 30-529 (Public Safety), 30-541(D)(7)(a) and (b) (Fences and Walls), and 30-550 (h) (Site Plan Design) of the City Municipal Code.

As there is no specific development planned for the Upzone Properties at this time, the precise nature, location, and/or design of future residential uses is not known. Future development proposals would be required to complete site-specific and project-level review pursuant to CEQA. Similar to other development in the City, any future development of the Upzone Properties would be subject to applicable federal, State, and local regulations, as well as the mitigation measures detailed in the Mitigation Monitoring and Reporting Program (refer to Appendix L), would be subject to City review, and would be required to comply with project-specific conditions of approval. Implementation of applicable mitigation measures and the development of fire protection features required pursuant to subsequent FPPs would result in impacts that are **less than significant with mitigation incorporated**.

d. 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?

Residential Development Site: As described above, the Residential Development Site is not located within or near a wildfire State Responsibility Area, nor is the land classified as a LRA H/VHFHSZ. As stated in Response 5.10(d), the Residential Development Site is not located in flood hazard or inundation, nor is the and the site is not located near bodies of water or enclosed water storage features which could generate tsunamis or seiches. The approximately 30.99 gross acre (30.53 net acre) Residential Development Site exhibits an overall gentle topography with elevations ranging from 1,438 and 1,480 feet amsl, at the southwestern corner and northern boundary of the site, respectively. Adjacent areas have been developed with residential uses. No natural or engineered slopes are located on or adjacent to the Residential Development Site; nor is the site located in a landslide susceptibility zone (see response 5.7.a(iii)).

Due to the absence of hills in the Residential Development Site vicinity, development of the Residential Development Site would not expose persons or property to post-fire slope instability or post-fire drainage changes. Therefore, potential impacts related to the exposure of people or structures due to significant downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes would be **less than significant**. Mitigation is not required.

Upzone Properties: Elevation on the Upzone Properties range from 1,038 amsl to 1,260 amsl. The adjacent Jurupa Hills represents the highest point in the City at 1,900 amsl. The Upzone Properties are located in an area with a slope of 5-25 percent slope[282] which have a "medium susceptibility" to landslide. The Upzone Properties are currently vacant, predominantly undeveloped land. The Upzone Properties are located within Zone X per the Federal Emergency Management Administration (FEMA) and are not located within an identified flood inundation zone.[283,284]

Future development of the Upzone Properties would include the installation of impervious surfaces that could potentially increase the rate of stormwater runoff during post-fire events. **Mitigation Measures HAZ-4** and **HAZ-5** require implementation of fire protection measures to ensure adequate first responder access and capacity of hydrants, ignition-resistant construction of buildings and structures, implementation of fuel modification zones and defensible space, and evacuation options in the event of a wildfire emergency for occupants of the Upzone Properties if and when future development is proposed. The amount, rate, frequency, duration, and direction in future post-fire runoff would depend on the density and configuration of the future development, rate of storm runoff, and the location and extent of fire exposure. Future development proposals for the Upzone Properties would be subject to FFPD review and would be conditioned to comply with existing State, FFPD, and city policies, programs, and/or regulations and implement project design features intended to reduce the risk of downslope post-fire changes in drainage, run-off or slope instability; ensure potential future impacts are **less than significant**.

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282 *Ibid*, Figure 4-12.

283 Federal Emergency Management Administration (FEMA). *Flood Insurance Rate Map, #06071C8666H.* effective August 28, 2008.

284 Flood zone x indicates that project site has a 0.2 percent annual chance of flood hazard.

Significance Conclusion: Since the proposed upzone action does not include any physical development of the Upzone Properties or physical changes on the site, implementation of **Mitigation Measures HAZ-4** and **HAZ-5** would reduce impacts related to impairment of an emergency response or evacuation plan; exacerbation of wildfire risks; or exposure of project occupants to risks of wildfire, flooding, landslides, slope instability, or to pollutant concentrations from a wildfire would be **less than significant with mitigation incorporated.**

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant 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?	☐	☒	☐	☐
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.)	☐	☒	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

5.21.1 Impact Analysis

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?

Residential Development Site: The Residential Development Site is bounded by single-family residential uses to the south, east, and west and has been subjected to repeated and ongoing disturbance from human activities. No riparian or sensitive natural community is located on site, and there is no designated critical habitat for any species within or adjacent to the Residential Development Site. The Residential Development Site does not include any federally protected wetlands or any drainage features, ponded areas, wetlands, or riparian habitat subject to jurisdiction by the CDFW, USACE, and/or RWQCB, nor any critical habitat or sensitive natural community.

The Crotch bumble bee is a candidate species for state listing and therefore afforded all the protections as though it were listed under the California ESA. The Residential Development Site contains marginally suitable habitat for this species in the form of suitable burrows and nectar sources on and adjacent to the Residential Development Site. Due to the presence of potential foraging, nesting, and overwintering habitat and noted occurrences within five miles of the Residential Development Site, this species has a moderate potential to occur on-site. **Mitigation Measure BIO-2** identifies pre-construction survey and construction avoidance measures to protect the Crotch bumble bee.

The Burrowing Owl is a candidate species for state listing and therefore afforded all the protections as though it were listed under the California ESA. Although the burrow survey did not identify burrowing owls or occupied burrows, burrows of sufficient size for burrowing owls were identified on the Residential Development Site. Because of the size of the Residential Development Site and isolation of the Residential Development Site from more suitable habitat, it is unlikely that burrowing owl would occupy the Residential Development Site. Nevertheless, there is potential, although low, for burrowing owl to inhabit the site in the future. **Mitigation Measure BIO-1** requires a that pre-construction burrowing owl survey be conducted prior the initiation of project activities. If burrowing owl is detected, on-site areas actively occupied by owl must be avoided. If unavoidable, construction activities would proceed per the burrowing owl mitigation plan developed in consultation with the CDFW.

Although no sign of bat use was identified during the on-site biological survey, the abandoned portable structure on-site, the presence of palm trees with intact thatch skirts, and the presence of suitable foraging habitat on-site facilitates potential bat roosting activity on-site. Accordingly, the western yellow bat (*Lasiurus xanthinus*) has some potential, albeit low, to occur on-site. **Mitigation Measures BIO-3** requires that a pre-construction bat survey be conducted, and if bats are determined present, a bat management plan must be prepared to minimize impacts to roosting bats during construction. Furthermore, **Mitigation Measure BIO-4** identifies the timing and process of removal and/or modification of trees deemed suitable for bats to roost.

Potential nesting habitat for migratory birds and raptors in the form of mature and emergent tree-of-heaven, eucalyptus, and ornamental trees, as well as suitable nesting habitat for ground-nesting bird species, such as mourning doves, is present on-site. **Mitigation Measure BIO-10** requires a pre-construction nesting bird survey and identifies the process to ensure active nests are protected.

Finally, the project would be conditioned to comply with the City's tree protection ordinance by ensuring the replacement of each living tree on the Residential Development Site (pursuant to Section 28-67 (c) of the City Municipal Code, as codified in **Standard Condition BIO-1**.

With implementation of **Mitigation Measures BIO-1** through **BIO-4,** impacts to candidate, sensitive, or special-status species would be **less than significant with mitigation incorporated.** With implementation of **Mitigation Measure BIO-10**, impacts to native resident or migratory fish or other wildlife species (including nesting birds), established native resident or migratory wildlife corridors, and native wildlife nursery sites would be reduced to **less than significant with mitigation incorporated**. Through implementation of **Standard Condition BIO-1**, the project would comply with the City's tree preservation ordinance and therefore would not conflict with any local policies or ordinances protecting biological resources, including trees.

Based on the results of the cultural records search and cultural resource survey, no cultural resources have been previously recorded or identified on the Residential Development Site. Due to the age (Holocene) of alluvial soils on-site, the proximity to historically perennial waterways (e.g., Lytle Creek 3.5 miles northeast), and the "positive" indication for cultural resources within the Residential Development Site vicinity, there is a moderate potential for cultural and tribal cultural resources to be present and buried on-site. Although there were no cultural resources identified on the Residential Development Site, the project would be required to comply with all applicable regulations protecting

cultural and tribal cultural resources in the event that these resources are encountered during project construction. Though implementation of City **Standard Conditions CUL-1** through **CUL-4,** the project would be conditioned to cease excavation or construction activities if cultural or tribal cultural resources or human remains are identified and would include provisions for Native American monitoring of ground-disturbing activities in such an instance. These conditions also would ensure further consultation with interested Native American Tribes for the appropriate treatment of tribal cultural resources and establish the notification and treatment process in the even human remains are encountered during ground disturbance or construction activity. Additionally, implementation of **Mitigation Measure GEO-3** would ensure unanticipated paleontological resources encountered during construction would be managed pursuant to applicable regulatory policy. Accordingly, impacts to important examples of major periods of California history or prehistory would be **less than significant with mitigation incorporated**.

Upzone Properties: The Upzone Properties are generally undeveloped. Unpaved roads and trails, vegetation, and assorted trees are scattered across the properties. The proposed upzone action would allow denser residential development on the Upzone Properties in the future. Although no construction activities or development projects are currently proposed on the Upzone Properties, and the precise nature, location, and/or design of future residential uses is not known, future development that may occur on these properties would be required to undergo site-specific environmental reviews under CEQA to evaluate project-level biological and cultural resource impacts. Accordingly, future development of the Upzone Properties would be subject to **Mitigation Measures BIO-4** through **BIO-10** to ensure project-level evaluations for biological resources are conducted and appropriate reduction measures are implemented as necessary to reduce impacts to biological resources to **less than significant with mitigation incorporated.** Likewise, although no known cultural resources are located on the Upzone Properties, any future development on the Upzone Properties would be subject to **Mitigation Measures CUL-1 and CUL-2** and **Standard Conditions CUL-1** through **CUL-3** to ensure any cultural resources that may be disturbed during project construction are managed in accordance with CEQA Guidelines Section 15064.5 and reduce impacts to **less than significant with mitigation incorporated.** Finally, implementation of **Mitigation Measures GEO-4** and **GEO-5** would ensure the Upzone Propoerties would be evaluated for paleontological resources, and unanticipated paleontological resources encountered during construction would be managed pursuant to applicable regulatory policy to reduce impacts to paleontological resources to **less than significant with mitigation incorporated**.

Significance Conclusion: The proposed project has either no impact, a less than significant impact, or a less than significant impact with mitigation incorporated with respect to all natural resources issues pursuant to CEQA. Implementation of the mitigation measures described above would ensure impacts to the quality of the environment would be reduced to **less than significant with mitigation incorporated**.

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)?

Residential Development Site:

Under CEQA, "cumulative impact"[285] is defined as follows:

> "Cumulative impacts" refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.
>
> (a) The individual effects may be changes resulting from a single project or a number of separate projects.
>
> (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Pertinent guidance for cumulative impact analysis is given in Section 15130(b) of the *CEQA Guidelines:*

> The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact.

To have an adequate discussion of cumulative impacts, the Initial Study must either analyze a list of past, present, and probable future projects producing related or cumulative impacts, including, as necessary, those projects outside the control of the agency; and/or a summary of projections contained in an adopted local, regional, or statewide plan or related planning document that describes or evaluates conditions contributing to the cumulative effect. Factors to consider when determining a list of projects is the nature of each environmental resource being examined and the location and type of the projects considered.

In preparing an analysis of cumulative impacts, lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used, and should provide:

- A summary of the expected environmental effects to be produced by those projects.
- A reasonable analysis of the cumulative impact of relevant projects and an examination of reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.

Cumulative impacts are required to be analyzed when the combined impact of a project and cumulative projects is significant and a project's incremental contribution is "cumulatively

[285] *CEQA Guidelines* §15355.

considerable."[286] A project's incremental contribution is cumulatively considerable if the incremental effects of the project are significant "when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."[287] Where an effect is not cumulatively considerable, "a lead agency need not consider that effect significant, but shall briefly describe its basis for concluding that the incremental effect is not cumulatively considerable."[288]Cumulative effects can also be evaluated by considering the project's compatibility with projections contained in an adopted general plan or related planning document with regard to long-term population, employment, and household projections of the region.[289] Cumulative impacts can result from a combination of the proposed project together with other closely related projects that cause an adverse change in the environment or an unplanned increase in land use or development intensity that could potentially overburden community infrastructure or service capacity. Cumulative impacts can result from individually minor but collectively significant projects taking place over time.

Development requirements for the R-3 zoning district are identified in Sections 30-434 through 30-444 of the City's Municipal Code, including permitted uses, residential density, setback requirements, allowable building types, building heights and unit size, ancillary services, recreational facilities, parking requirements, frontage types, and encroachment requirements. All lighting in the City is further subject to applicable provisions of Section 30-471 (Light and Glare), 30-476(g)(5) (Lighting), and 30-477(1) (Building Design) of the City Municipal Code, which require light shielding, functional and aesthetic design, and compatibility with surrounding uses. As cumulative development occurs, each project would be subject to the design and development standards established by the City for each respective land use district. Specifically, construction of the Residential Development Site (and future construction of the Upzone Propoerties) would be subject to compliance with **Mitigation Measure AES-1**, which would condition the Project Applicant to implement standards for construction staging areas regarding screening and cleanliness. The proposed project would be subject to **Mitigation Measure AES-1** and design review by the City's Design Review Committee to ensure projects are proposed in accordance with design guidelines and standards of the applicable zone in effect at the time applications are submitted to the City. Through adherence to the design requirements identified and enforced by the city and compliance with **Mitigation Measure AES-1**, aesthetic impacts resulting from the project and other past, current, and future projects would not be cumulatively considerable.

Specifically, construction of the Residential Development Site [and future construction of the Upzone Propoerties] would be subject to compliance with **Mitigation Measure AES-1**, which would condition the Project Applicant to implement standards for construction staging areas regarding screening and cleanliness. The proposed project would be subject to **Mitigation Measure AES-1** and design review by the City's Design Review Committee to ensure projects are proposed in accordance with design guidelines and standards of the applicable zone in effect at the time applications are submitted to the

286 *CEQA Guidelines* §15130(a).
287 *CEQA Guidelines* §15065(a)(3).
288 *CEQA Guidelines* §15130(a).
289 City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099.* Page 7-1. June 8, 2018.

City. Therefore the project would not significantly contribute to a cumulatively considerable impact regarding to aesthetics.

Implementation of **Mitigation Measures BIO-1** and **BIO-2** ensure that impacts to burrowing owl and Crotch bumble bee are reduced to a less than significant level, and implementation of **Mitigation Measures BIO-3** and **BIO-4** ensure that potential impacts to sensitive bat species are reduced to a less than significant level. Impacts to nesting birds are reduced to a less than significant level through the implementation of **Mitigation Measure BIO-10.** Other cumulative development in the City would implement similar standard conditions or the recommendations identified in the site- and project-specific biological resource assessments prepared (as necessary) for those projects. With the implementation such measures, the proposed project would not significantly contribute to a cumulatively considerable impact to biological resources.

With regard to geology, potentially significant impacts to humans and structures from ground shaking and unstable soils would be reduced to less than significant levels with implementation of **Mitigation Measure GEO-1,** while potential impacts to paleontological resources would be reduced to less than significant levels with implementation of **Mitigation Measure GEO-3**. All environmental impacts that could occur as a result of the proposed project would be reduced to a less than significant level through the implementation of the mitigation measures recommended in this Initial Study, and all discretionary projects in the City would be subject to similar review and mitigation to collectively mitigate impacts to biological and geological resources, thereby ensuring the proposed project's contribution to cumulatively considerable impacts would be reduced to **less than significant levels with implementation of mitigation**.

As stated above, City **Standard Conditions CUL-1** through **CUL-4** have been identified ensure potential cultural and tribal cultural resources identified during the course of construction activities is appropriately assessed. These conditions further establish the requirements for subsequent monitoring, treatment, preservation, and/or curation of any such material; identify the professional qualifications and standards of required archeological monitors; and establish the notification and treatment process in the even human remains are encountered during ground disturbance or construction activity, including assessment by and consultation with Native American (as appropriate) of any cultural/archeological material and/or human remains. Other cumulative development in the City would implement similar standard conditions or the recommendations identified in the site- and project-specific cultural resource assessments prepared (as necessary) for those projects. With implementation of such measures, the proposed project would not significantly contribute to a cumulatively considerable impact.

The additional traffic generated by the Residential Development Site would not double the existing level of roadway traffic on adjacent roadways necessary to generate a perceptible increase in roadway noise. As stated previously, the Residential Development Site is located in an urbanized environment surrounded by single-family residential uses. Daytime and nighttime noise level increases resulting from occupation of the proposed residential uses would not exceed established standards. It is unlikely that cumulative development would generate noise that is additive in nature because, 1) the noise sources would have to be adjacent or in close proximity to one another in order for the noises to combine, and 2) the sensitive receptor or receptors would also have to be adjacent to or in close proximity to the noise generators. Due to the developed nature of adjacent properties, it is not likely

for cumulative development in the Residential Development Site vicinity to generate noise at the same time and location(s) sufficient to create a significant cumulative noise impact at sensitive receptors. Furthermore, all projects in the City would be required to adhere to Section 18-63(b)(7) of the City Municipal Code, as codified under **Standard Condition NOI-1** for the proposed project. Therefore, development of the Residential Development Site would not significantly contribute to a cumulative considerable noise increase in the Residential Development Site vicinity.

The transport, use, and disposal of hazardous materials during project construction and operation would be regulated by the San Bernardino County Fire Department, the Fontana Fire Protection District, and the California Occupational Safety and Health Administration. No indication of above ground storage tanks or underground storage tanks have been or are currently located on the site. No evidence of drums, sumps, pits, pools, lagoons, or ground staining was identified on the Residential Development Site during the field assessment. The Project Applicant would be required to test the portable structure and remaining residence to 1) ascertain the presence/absence of asbestos containing materials and, 2) ensure the removal, remediation, and/or appropriate disposal pursuant to applicable regulations (see **Mitigation Measure HAZ-1**). Additional mitigation (see **Mitigation Measures HAZ-2** and **HAZ-3)** are prescribed to ensure any unknown subsurface conditions on the property, which could include buried pipelines or irrigation channels, septic tanks, and/or other buried objects/debris that may contain asbestos or other hazardous materials, are managed in accordance with applicable regulatory policies. As cumulative development occurs in the city, hazardous material impacts (if any) would be addressed through compliance with applicable regulatory requirements and the recommendations of the site- and project-specific hazardous materials investigation(s). With mitigation, the proposed project would not significantly contribute to a cumulatively considerable impact relative to hazards or hazardous materials.

A cumulative analysis may consider the project's compatibility with projections contained in an adopted general plan or related planning document with regard to long-term population, employment, and household projections of the region. The Residential Development Site includes a Zone Change to rezone the site to R-3 (12.1 – 24.0 du/ac). Under the proposed R-3 zone, the proposed project includes the development of 393 units, resulting in a density of 12.86 du/ac. Thus, the overall reduction in development potential on the Residential Development Site would be 570 units.[290] Based on the cited average residential occupancy rate of 3.7 persons per dwelling unit, the 393 units proposed could result in a population of up to 1,454 persons.[291]

Since development of the Residential Development Site would occur with fewer residential units than anticipated in the General Plan, it would not result in regional growth exceeding that previously forecast (either population or dwelling units); increases in the demand for public services, parks and recreation facilities, or utility systems beyond that previously forecast are less than significant and would not be cumulatively considerable.

[290] Average development potential of 963 units under the existing R-4 Zone, minus proposed development of 393 units under the R-3 Zone, equals 570 residential dwelling units.

[291] California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2021-2024 with 2020 Census Benchmark.* 2024.

The previously disturbed and predominantly undeveloped Residential Development Site is located in an urbanized area that is neither utilized nor designated for agricultural, forestry, or mineral extraction activities; therefore, the project would have no impact relative to these environmental topics. When considered with cumulative development in the city and region, impacts would not be cumulatively considerable.

Relative to the amount of energy (e.g., electricity, natural gas, and vehicle fuels) consumed on a County, regional, or Statewide level, construction and operation of the Residential Development Site would require a negligible amount of energy (refer to Table 5.6.A). As detailed in Section 5.6, there is adequate energy capacity to serve the Residential Development Site in addition to existing foreseeable future projects. Similar to the proposed project, each cumulative project would be required to comply with federal, State, and local requirements for energy efficiency, including current Title 24 and CalGreen standards. Therefore, the project's energy demand would not be cumulatively considerable when considered with past, current, and future projects.

The project would not result in population growth that is inconsistent with the assumptions used in the development of the City's General Plan and the 2022 AQMP. Air pollution by its very nature is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. In developing thresholds of significance for air pollutants, the SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. The Residential Development Site would not result in the emission of pollutants (VOC, NOX, CO, SOX, PM10, and PM2.5) in exceedance of established SCAQMD significance thresholds (see Tables 5.3.C through 5.3.E); therefore, construction and operation of the Residential Development Site would not result in a cumulatively considerable increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard when considered with past, current, and future projects.

The Residential Development Site would generate 4,059 MT CO_2e/yr. This volume of emissions exceeds SCAQMD's threshold of 3,000 MT CO_2e/yr; therefore, the project is next evaluated against the SCAQMD Tier 4 efficiency-based significance threshold of 3.0 MT CO_2e per service population per year. As shown in Table 5.8.C, dividing the GHG emissions per service population yields a metric ton per service population ratio of 2.79 CO_2e, which is below the SCAQMD's SCAQMD Tier 4 efficiency-based significance threshold of 3.0 and therefore would have a **less than significant** individual and cumulative impact for GHG emissions. Furthermore, development of the Residential Development Site would be subject to applicable provisions of Title 24 and CalGreen standards, which identify minimum standards related to various building features, including solar roofs, electric vehicle charging capacity; appliances; water and space heating/cooling equipment; building insulation and roofing; residential electrification; and lighting. These measures are designed to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs and would not significantly contribute to a cumulatively considerable impact.

The City is a co-permittee under the Santa Ana RWQCB NPDES Permit Waste Discharge Requirements and the San Bernardino County MS4 Permit. Under these permits, the project and other cumulative developments are required to implement low-impact development best management practices to mimic a project site's natural hydrology to capture, filter, store, evaporate, detain, and infiltrate runoff. All development in the City is subject to these regional permits and City **Standard Conditions HYD-1** through **HYD-4**, which require adherence to the applicable policies, regulations, and requirements of the permits. As such, the site- and project-specific impacts of the project, as well as past, current, and future projects would be appropriately mitigated and would not significantly contribute to a cumulatively considerable impact.

The Residential Development Site is located in a low-VMT-generating zone, which meets the minimum 15 percent below San Bernardino County baseline VMT threshold adopted by the City. Therefore, the project would not contribute to a significant VMT impact, and when considered with other past, current, and future projects, transportation impacts would not be cumulatively considerable.

Project structures, access, and on-site features would be designed, constructed, and maintained to allow appropriate emergency/evacuation access to and from the site. The Residential Development Site includes development of two-story detached cluster and motor court single-family residences, and townhomes in 5- 6- and 7-plex configurations, site amenities, surface parking lot, on-site utility infrastructure, and landscaping in an urbanized area that is not identified by the city be at risk during a wildfire event or post-wildfire hazards; therefore, the project when considered with past, current, or future projects would not significantly contribute to a cumulatively considerable wildfire impact.

Upzone Properties: The proposed upzone action merely implements the proposed General Plan land use amendment and zone change from Residential Planned Community (R-PC; 3.0-6.4 du/ac) to Multi Family Medium/High Density Residential (R-4; 24.1-39 du/ac) that would allow denser residential development on the Upzone Properties in the future. As there is no specific development planned for the Upzone Properties at this time, the precise nature, location, and/or design of future residential uses is not known. Future proposed development would be required to complete site-specific and project-level review pursuant to CEQA.

Development requirements for the R-4 zoning district are identified in Sections 30-445 through 30-452 of the City's Municipal Code, including permitted uses, residential density, setback requirements, allowable building types, building heights and unit size, ancillary services, recreational facilities, parking requirements, frontage types, and encroachment requirements. All lighting in the City is further subject to applicable provisions of Section 30-471 (Light and Glare), 30-476(g)(5) (Lighting), and 30-477(1) (Building Design) of the City Municipal Code, which require light shielding, functional and aesthetic design, and compatibility with surrounding uses. As cumulative development occurs, each project would be subject to the design and development standards established by the City for each respective land use district. Specifically, future construction of the Upzone Properties (and construction of the Residential Development Site) would be subject to compliance with **Mitigation Measure AES-1**, which would condition the Project Applicant to implement standards for construction staging areas regarding screening and cleanliness. The proposed project would be subject to **Mitigation Measure AES-1** and design review by the City's Design Review Committee to ensure projects are proposed in accordance with design guidelines and standards of the applicable zone in effect at the time applications are submitted to the City. Through adherence to the design

requirements identified and enforced by the city and compliance with **Mitigation Measure AES-1**, aesthetic impacts resulting from the project and other past, current, and future projects would not be cumulatively considerable.

Implementation of **Mitigation Measures BIO-4** through **BIO-10** ensure project-level evaluations for biological resources are conducted and appropriate reduction measures are implemented as necessary to reduce impacts to biological resources to **less than significant with mitigation incorporated.** Likewise, although no known cultural resources are located on the Upzone Properties, any future development on the Upzone Properties would be subject to **Mitigation Measures CUL-1 and CUL-2** and **Standard Conditions CUL-1** through **CUL-3** to ensure any cultural resources that may be disturbed during project construction are managed in accordance with CEQA Guidelines Section 15064.5 and reduce impacts to **less than significant with mitigation incorporated.** Other cumulative development in the City would implement similar standard conditions or the recommendations identified in the site- and project-specific biological and cultural resource assessments prepared (as necessary) for those projects. With the implementation of these measures, the proposed project would not significantly contribute to a cumulatively considerable impact to biological or cultural resources.

With regard to geology, potentially significant impacts to humans and structures from ground shaking and unstable soils would be reduced to less than significant levels with implementation of **Mitigation Measure GEO-2,** which would ensure project-specific geotechnical investigations subject to City review and approval would be conducted prior to issuance of grading permits for any development on the Upzone Properties. Additionally, potential impacts to paleontological resources would be reduced to less than significant levels with implementation of **Mitigation Measures GEO-4** and **GEO-5**.

All environmental impacts that could occur as a result of the proposed project would be reduced to a less than significant level through the implementation of the mitigation measures recommended in this Initial Study, and all discretionary projects in the City would be subject to similar review and mitigation to collectively mitigate impacts to aesthetics, biological and cultural resources, and geological resources, thereby ensuring the proposed project's contribution to cumulatively considerable impacts would be reduced to **less than significant levels with implementation of mitigation**.

As stated above, City **Standard Conditions CUL-1** through **CUL-4** have been identified ensure potential cultural and tribal cultural resources identified during the course of construction activities is appropriately assessed. These conditions further establish the requirements for subsequent monitoring, treatment, preservation, and/or curation of any such material; identify the professional qualifications and standards of required archaeological monitors; and establish the notification and treatment process in the even human remains are encountered during ground disturbance or construction activity, including assessment by and consultation with Native American Tribes (as appropriate) on any cultural/archaeological material and/or human remains. Other cumulative development in the City would implement similar standard conditions or the recommendations identified in the site- and project-specific cultural resource assessments prepared (as necessary) for

those projects. With implementation of such measures, the proposed project would not significantly contribute to a cumulatively considerable impact.

The primary existing noise sources in the vicinity of the Upzone Properties are transportation facilities. Traffic on Jurupa Avenue, Tamarind Avenue, Alder Avenue, Locust Avenue, and other local streets contribute to the ambient noise levels in the project vicinity. Additionally, Ruth O. Harris Middle School operates approximately 550 feet north of the Upzone Properties. Noise-sensitive land uses in the project vicinity include existing residential uses adjacent to the Upzone Properties, as well as Ruth O. Harris Middle School. The Upzone Propoerties are located in an urbanized environment surrounded by single-family residential uses to the north, west, and east and undeveloped open space to the south. As is typical for programmatic analyses, future development that may occur on the Upzone Properties would undergo project-specific environmental review under CEQA to evaluate project-level impacts relative to noise and vibration. Accordingly, **Mitigation Measures NOI-1** and **NOI-2** would ensure future development of the Upzone Properties would be evaluated for construction and operational noise and vibration at the site- and project-specific level to reduce noise and vibration at nearby sensitive receptors in accordance with applicable regulatory policies in effect at the time development is proposed. It is unlikely that cumulative development would generate noise that is additive in nature because, 1) the noise sources would have to be adjacent or in close proximity to one another in order for the noises to combine, and 2) sensitive receptors would also have to be adjacent to or in close proximity to the noise generators. Due to the developed nature of adjacent properties to the north, west, and east, and the lack of sensitive receptors to the south, it is not likely for cumulative development in the vicinity of the Upzone Properties to generate noise at the same time and location(s) sufficient to create a significant cumulative noise impact at sensitive receptors. Furthermore, all projects in the City would be required to adhere to Section 18-63(b)(7) of the City Municipal Code, as codified under **Standard Condition NOI-1** for the proposed project. Through implementation of **Mitigation Measures NOI-1** and **NOI-2** and **Standard Condition NOI-1,** future development of the Upzone Properties would not significantly contribute to a cumulatively considerable noise increase in the vicinity.

The transport, use, and disposal of hazardous materials during project construction and operation would be regulated by the San Bernardino County Fire Department, the Fontana Fire Protection District, and the California Occupational Safety and Health Administration, which guards the public from the hazards of exposure arising from the storage, handling, and disposal of hazardous substances, materials, and devices, as well as hazardous conditions due to the use or occupancy of buildings. The Upzone Properties shall be evaluated for the presence of hazardous materials prior to development of future projects proposed therein, as codified in **Mitigation Measure HAZ-4,** to ensure any unanticipated hazardous materials are managed in accordance with American Society of Testing and Materials Standards and Standards for Practice for All Appropriate Inquiries. The use of hazardous materials during routine construction and operation of any future residential development is typical of that occurring in other residential areas of the City and would be governed by applicable local, State, and federal regulations directing the use of such materials. Through compliance with these regulations and implementation of **Mitigation Measure HAZ-4**, development of the Upzone Properties would not significantly contribute to a cumulatively considerable impact relative to hazards or hazardous materials.

A cumulative analysis may consider the project's compatibility with projections contained in an adopted general plan or related planning document with regard to long-term population, employment, and household projections of the region. As stated in Section 5.11 (Land Use and Planning) and Section 5.14 (Population and Housing), the overall reduction in development potential on the Residential Development Site would be 570 units,[292] and the 393 units proposed could result in a population of up to 1,454 persons.[293] The proposed upzone is required by the City to offset the proposed downzoning of the 30.53-acre Residential Development Site from Multi Family Medium/High Density Residential (R-4; 24.1-39.0 du/ac) to Multi-Family Residential (R-3; 12.1-24.0 du/ac) in order to comply with Senate Bill 330 (Housing Crisis Act of 2019) and to meet the City's RHNA required by the California HCD. The residential development potential for the Upzone Properties would increase from approximately 264 units under the existing zone[294] to approximately 1,770 units under the proposed zone[295] which would increase the residential development potential of the Upzone Properties by approximately 1,506 units.

Typically, growth-inducing potential of a project would be considered significant if it fosters growth or a concentration of population in excess of what is assumed in pertinent master plans and land use plans. Significant growth impacts could also occur if the project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies.

Overall, the proposed zone changes on the Residential Development Site and Upzone Properties would result in a net increase of approximately 936 dwelling units compared to existing zoning.[296] This increase would offset the loss of residential development potential assumed in the General Plan Housing Element for the Residential Development Site and ensure the retention of City-wide residential unit count consistent with the forecasts identified in the City's General Plan, General Plan Housing Element, and RHNA for the city. Furthermore, as detailed in Section 5.14.1.a, Fontana's share of the SCAG regional growth allocation is 17,519 new housing units to meet its RHNA allocation through 2029,[297] and the overall increase in city-wide residential development potential by 936 units would contribute to SCAG's regional growth allocation for the City's RHNA. As detailed in Section 5.14, Population and Housing, although the density upzone of the Upzone Properties could be considered growth inducing, the population in Fontana, according to the General Plan, is projected to increase to 280,000 by 2040.[298] Therefore, the General Plan population projection is thus far outpacing existing and forecasted population growth in the City. The proposed upzone action would help the City's supply of housing keep pace with projected population growth as analyzed in the General Plan. As the project would not result in regional growth exceeding that previously forecast (either population or dwelling units); increases in the demand for public services, parks and recreation facilities, or utility

292 Average development potential of 963 units under the existing R-4 Zone, minus proposed development of 393 units under the R-3 Zone, equals 570 residential dwelling units.

293 California Department of Finance. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2021-2024 with 2020 Census Benchmark.* 2024.

294 Average density of 4.7 du/ac x 56.1 acres = 264 units.

295 Average density of 31.55 du/ac x 56.1 acres = 1,770 units.

296 1,506 unit increase on the Upzone Properties, minus 570 unit decrease on the Residential Development Site, equals 936 unit increase overall.

297 City of Fontana. *Fontana 6th Cycle Housing Element Update*. Table 3-44. Adopted February 8, 2022.

298 City of Fontana. *Fontana Forward General Plan Update 2015-2035. Draft Environmental Impact Report. SCH #2016021099*. Page 5.11-1. June 8, 2018.

systems beyond that previously forecast are less than significant and would not be cumulatively considerable.

The previously disturbed and predominantly undeveloped Upzone Properties are located in an area of the City that is neither utilized nor designated for agricultural, forestry, or mineral extraction activities; therefore, the project would have no impact relative to these environmental topics. When considered with cumulative development in the city and region, impacts would not be cumulatively considerable.

Relative to the amount of energy (e.g., electricity, natural gas, and vehicle fuels) consumed on a County, regional, or Statewide level, construction and operation of the Upzone Properties would require a negligible amount of energy. Future development of the Upzone Properties must occur in accordance with applicable energy efficiency regulations, including the edition of Title 24 Building Energy Efficiency Standards (Title 24 Standards) in effect at the time development is proposed, which mandate the use of energy-efficient technologies and practices to minimize electricity consumption. These regulations require the implementation of energy-efficient lighting, HVAC systems, and insulation, which would reduce the overall electricity demand from development of the Upzone Properties. Additionally, future development of the Upzone Properties would be required to comply with regulations from the City of Fontana identified in **Mitigation Measure GHG-1** in Section 5.8.1 above. Therefore, the proposed upzone action would not result in a significant cumulative impact due to wasteful, inefficient, or unnecessary consumption of energy resources with implementation of **Mitigation Measure GHG-1**. Similar to the proposed project, each cumulative project would be required to comply with federal, State, and local requirements for energy efficiency, including current Title 24 and CalGreen standards. Therefore, the project's energy demand would not be cumulatively considerable when considered with past, current, and future projects.

The project would not result in population growth that is inconsistent with the assumptions used in the development of the City's General Plan and the 2022 AQMP. Air pollution and GHG emissions by their very nature are largely cumulative impacts. No single project is sufficient in size to, by itself, result in nonattainment of AAQS or generate enough GHGs to result in climate change. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality and GHG emissions. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality and GHG emissions would be considered significant. In developing thresholds of significance for air pollutants and GHG emissions, the SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. Implementation of **Mitigation Measure AIR-1** would ensure that criteria pollutant emissions from future construction and operation of the Upzone Properties are appropriately identified and (as necessary) mitigated to levels below SCAQMD thresholds in effect at the time development occurs. Additionally, **Mitigation Measure GHG-1**, detailed in Section 5.8 above, is prescribed for the proposed upzone action to maximize building energy efficiency and electric vehicle charging potential for all future development of the Upzone Properties. Therefore, construction and operation of the Upzone Properties would not result in a cumulatively considerable increase of GHG emissions or any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard when considered with past, current, and future projects.

The City is a co-permittee under the Santa Ana RWQCB NPDES Permit Waste Discharge Requirements and the San Bernardino County MS4 Permit. Under these permits, the project and other cumulative developments are required to implement low-impact development best management practices to mimic a project site's natural hydrology to capture, filter, store, evaporate, detain, and infiltrate runoff. All development in the City is subject to these regional permits and City **Standard Conditions HYD-1** through **HYD-4**, which require adherence to the applicable policies, regulations, and requirements of the permits. As such, the site- and project-specific impacts of the project, as well as past, current, and future projects would be appropriately mitigated and would not significantly contribute to a cumulatively considerable impact.

The Upzone Properties are located in a low-VMT-generating zone, which meets the minimum 15 percent below San Bernardino County baseline VMT threshold adopted by the City. Therefore, the project would not contribute to a significant VMT impact, and when considered with other past, current, and future projects, transportation impacts would not be cumulatively considerable.

Project structures, access, and on-site features would be designed, constructed, and maintained to allow appropriate emergency/evacuation access to and from the site. Future development proposals for the Upzone Properties would be subject to FFPD review and would be conditioned to comply with existing State, FFPD, and city policies, programs, and/or regulations and implement project design features intended to reduce the risk of property loss, injury, or death from wildfires. The proposed upzone action would increase the potential residential development density of the Upzone Properties in a H/VHFHSZ. In accordance with CCR Title 8 §1270 and §6773 (Fire Prevention, and Fire Protection and Fire Equipment), Cal/OSHA establishes fire suppression service standards. The standards range from fire hose size requirements to the design of emergency access roads. California Building Code (CBC) Chapter 7A applies to building materials, systems, and/or assemblies used in the exterior design and construction of new buildings located within a wildland/urban interface fire area. This section of the CBC establishes minimum standards for features such as fire retardant-treated wood and wood shingles, surface treatment protection, ignition-resistant construction, roof coverings and gutters, vents, exterior walls and coverings, exterior porch ceilings, underfloor protection, exterior windows, skylights, and doors, decking, and accessory structures. Although the proposed upzone action does not include any physical development of the Upzone Properties or physical changes on the site, implementation of **Mitigation Measures HAZ-5** and **HAZ-6** require implementation of fire protection measures to ensure adequate first responder access to and capacity of hydrants, ignition-resistant construction of buildings and structures, and the implementation of fuel modification zones and defensible space. Future development proposals would be required to include wildland fire evacuation plans and fire protection plans in their respective project design and implementation. Accordingly, the proposed project would not result in a cumulatively considerable impact related to emergency access, response, or wildfire when considered with other past, current, and future projects.

Similar to other development in the City, any future development of the Upzone Properties would be subject to applicable federal, State, and local regulations, as well as the programmatic mitigation measures detailed above, would be subject to City review, and would be required to comply with project-specific conditions of approval. Cumulative impacts would be **less than significant with mitigation incorporated**.

Significance Conclusion: As development proposals are considered by the city, each would undergo environmental review pursuant to CEQA. As necessary and appropriate, mitigation measures would be identified to reduce the significance of those site- or project-specific impacts. Implementation of these measures would ensure that the impacts of the proposed project and other projects in the vicinity would be below established thresholds of significance to the extent feasible. This environmental review and compliance with project conditions of approval, relevant policies of the City's General Plan, compliance with applicable regulations, and site- and project-specific mitigation would ensure that significant impacts would be avoided or otherwise mitigated to less than significant levels. Project-specific impacts would not combine with the impacts of other cumulative projects to result in a cumulatively considerable impact on the environment as a result of project development. Therefore, this impact would be **less than significant with mitigation incorporated**.

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

Residential Development Site: Based on the analysis provided throughout this IS/MND, the Residential Development Site would have no impact or less than significant impact directly or indirectly on human beings with regard to scenic vistas, air quality, energy, GHG emissions, hydrology and water quality, land use, population/housing, public services or utilities, recreation, transportation, and wildfire.

All development associated with the Residential Development Site must comply with applicable provisions of the 2022 CBC and the City's building regulations. Accordingly, proper engineering design and construction in conformance with the 2022 CBC standards and a site-specific geotechnical investigation prepared in conformance the current CBC and applicable City standards (**Mitigation Measure GEO-1**) would ensure that the Residential Development Site does not expose people or structures to significant geologic hazards.

As detailed in Section 5.13, Noise, construction and operation of the Residential Development Site would not generate a substantial temporary or permanent increase in ambient noise levels or generate vibration in the vicinity of the Residential Development Site in excess of standards established in the local general plan or noise ordinance with adherence to **Standard Condition NOI-1**. Adherence to **Standard Condition NOI-1** would ensure noise and vibration would be restricted to 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, during which time the City considers vibration "an acceptable intrusion of the ambient noise within that project area."[299]

A portable structure and existing residence on-site would be subject to appropriate testing and remediation of ACM or other hazardous material at this location, as required under **Mitigation Measures HAZ-1** through **HAZ-3**, would ensure that significant hazardous material impact to persons would not result from development of the Residential Development Site.

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

Upzone Properties: Based on the analysis provided throughout this IS/MND, future development of the Upzone Properties would have no impact or less than significant impact directly or indirectly on human beings with regard to scenic vistas, hydrology and water quality, land use, population/housing, public services or utilities, recreation, and transportation.

All future development associated with the Upzone Properties must comply with applicable provisions of the 2022 CBC and the City's building regulations. Accordingly, potentially significant impacts to humans and structures from ground shaking and unstable soils would be reduced to less than significant levels with implementation of **Mitigation Measure GEO-2,** which would ensure project-specific geotechnical investigations subject to City review and approval would be conducted prior to issuance of grading permits for any development on the Upzone Properties.

As detailed in Section 5.13, Noise, future construction and operation of the Upzone Properties would not generate a substantial temporary or permanent increase in ambient noise levels or generate vibration in the vicinity of the Upzone Properties in excess of standards established in the local general plan or noise ordinance with adherence to **Standard Condition NOI-1** and **Mitigation Measures NOI-1** through **NOI-3,** which would ensure future development of the Upzone Properties would be evaluated for construction and operational noise and vibration at the site- and project-specific level to reduce noise and vibration at nearby sensitive receptors in accordance with applicable regulatory policies in effect at the time development is proposed. Adherence to **Standard Condition NOI-1** would ensure noise and vibration would be restricted to 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, during which time the City considers vibration "an acceptable intrusion of the ambient noise within that project area."[300]

The transport, use, and disposal of hazardous materials during project construction and operation would be regulated by the San Bernardino County Fire Department, the Fontana Fire Protection District, and the California Occupational Safety and Health Administration, which guards the public from the hazards of exposure arising from the storage, handling, and disposal of hazardous substances, materials, and devices, as well as hazardous conditions due to the use or occupancy of buildings. The Upzone Properties shall be evaluated for the presence of hazardous materials prior to development of future projects proposed therein, as codified in **Mitigation Measure HAZ-4,** to ensure any unanticipated hazardous materials are managed in accordance with American Society of Testing and Materials Standards and Standards for Practice for All Appropriate Inquiries. The use of hazardous materials during routine construction and operation of any future residential development is typical of that occurring in other residential areas of the City and would be governed by applicable local, State, and federal regulations directing the use of such materials. Through compliance with these regulations and implementation of **Mitigation Measure HAZ-4**, development of the Upzone Properties would not expose the public to significant hazards or hazardous materials.

Implementation of **Mitigation Measure AIR-1** would ensure that criteria pollutant emissions from future construction and operation of the Upzone Properties are appropriately identified and (as necessary) mitigated to levels below SCAQMD thresholds in effect at the time development occurs. Additionally, **Mitigation Measure GHG-1**, detailed in Section 5.8 above, is prescribed for the proposed

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

upzone action to maximize building energy efficiency and electric vehicle charging potential for all future development of the Upzone Properties. Therefore, construction and operation of the Upzone Properties would not result in a significant increase of GHG emissions or any criteria pollutant for which the project region is in nonattainment under an applicable federal or State ambient air quality standard.

Project structures, access, and on-site features would be designed, constructed, and maintained to allow appropriate emergency/evacuation access to and from the site. Future development proposals for the Upzone Properties would be subject to FFPD review and would be conditioned to comply with existing State, FFPD, and city policies, programs, and/or regulations and implement project design features intended to reduce the risk of property loss, injury, or death from wildfires. The proposed upzone action would increase the potential residential development density of the Upzone Properties in a H/VHFHSZ. In accordance with CCR Title 8 §1270 and §6773 (Fire Prevention, and Fire Protection and Fire Equipment), Cal/OSHA establishes fire suppression service standards. The standards range from fire hose size requirements to the design of emergency access roads. California Building Code (CBC) Chapter 7A applies to building materials, systems, and/or assemblies used in the exterior design and construction of new buildings located within a wildland/urban interface fire area. This section of the CBC establishes minimum standards for features such as fire retardant-treated wood and wood shingles, surface treatment protection, ignition-resistant construction, roof coverings and gutters, vents, exterior walls and coverings, exterior porch ceilings, underfloor protection, exterior windows, skylights, and doors, decking, and accessory structures. Although the proposed upzone action does not include any physical development of the Upzone Properties or physical changes on the site, implementation of **Mitigation Measures HAZ-5** and **HAZ-6** require implementation of fire protection measures to ensure adequate first responder access to and capacity of hydrants, ignition-resistant construction of buildings and structures, and the implementation of fuel modification zones and defensible space. Future development proposals would be required to include wildland fire evacuation plans and fire protection plans in their respective project design and implementation. Accordingly, the proposed project would not expose the public to risks related to emergency access, response, or wildfire.

As there is no specific development planned for the Upzone Properties at this time, the precise nature, location, and/or design of future residential uses is not known. Future development proposals would be required to complete site-specific and project-level review pursuant to CEQA. Similar to other development in the City, any future development of the Upzone Properties would be subject to applicable federal, State, and local regulations, as well as the programmatic mitigation measures detailed above, would be subject to City review, and would be required to comply with project-specific conditions of approval.

The proposed upzone action merely implements the proposed General Plan land use amendment and zone change from Residential Planned Community (R-PC; 3.0-6.4 du/ac) to Multi Family Medium/High Density Residential (R-4; 24.1-39 du/ac) that would allow denser residential development on the Upzone Properties in the future. Potential impacts on human beings would be **less than significant with mitigation incorporated**.

Significance Conclusion: With incorporation of mitigation measures and standard conditions, the proposed project would not result in any environmental effects which could cause substantial adverse effects on human beings, either directly or indirectly. Potential impacts on human beings would be **less than significant with mitigation incorporated.**

6.0 LIST OF PREPARERS

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APPENDIX A

PROJECT PLAN SET

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APPENDIX B

RESIDENTIAL DEVELOPMENT SITE AIR QUALITY AND GREENHOUSE GAS ASSESSMENT

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RESIDENTIAL DEVELOPMENT SITE BIOLOGICAL TECHNICAL REPORT

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RESIDENTIAL DEVELOPMENT SITE ARCHEOLOGICAL RESOURCES INVENTORY AND EVALUATION

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RESIDENTIAL DEVELOPMENT SITE PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

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APPENDIX G

RESIDENTIAL DEVELOPMENT SITE PRELIMINARY WATER QUALITY MANAGEMENT PLAN

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RESIDENTIAL DEVELOPMENT SITE NOISE IMPACT ASSESSMENT

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APPENDIX I-1

ADMINISTRATIVE DRAFT RESIDENTIAL DEVELOPMENT SITE TRAFFIC IMPACT ANALYSIS

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APPENDIX I-2

RESIDENTIAL DEVELOPMENT SITE VMT SCREENING ANALYSIS

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APPENDIX J

RESIDENTIAL DEVELOPMENT SITE PRELIMINARY SEWER STUDY

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APPENDIX K

UPZONE PROPERTIES VMT ASSESSMENT

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APPENDIX L

MITIGATION MONITORING AND REPORTING PROGRAM

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