

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Fontana Walnut Residential Project

Lead Agency: City of Fontana

Contact Name: Alexia Barberena, Associate Planner

Email: abarberena@fontanaca.gov

Phone Number: 909-350-6568

Project Location: Fontana
City

San Bernardino County
County

Project Description (Proposed actions, location, and/or consequences).

The proposed project involves construction and operation of a 393-unit residential development and associated parking, drive aisles, fencing, landscaping, utilities, and site amenities on approximately 30.99 gross acres (30.53 net acres); this is referred to as the Residential Development Site, which 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 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." 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The IS/MND identified potentially significant impacts in the areas of aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, public services, transportation, tribal cultural resources, wildfire, and mandatory findings of significance for which mitigation measures are proposed to reduce these impacts to less than significant levels. Mitigation measures include screening construction sites from public view; pre-construction biological surveys to protect Crotch bumble bee, burrowing owl and other nesting birds, bats, and trees; site-specific cultural resources studies for future development; verification testing upon completion of ground improvements for soil stability; paleontological resources protection; asbestos and lead paint abatement and other hazardous materials; site-specific studies for air quality, greenhouse gas, noise, vibration, fire protection, emergency evacuation, and transportation for future development and performance standards to reduce impacts; etc. Additionally, the project would be subject to compliance with Standard Conditions specified in accordance with applicable regulatory policies related to tree preservation, cultural resources, human remains, hydrology and water quality, noise, and tribal cultural resources to ensure provisions for unanticipated encounters with cultural and tribal cultural resources and human remains; compliance with the Clean Water Act, Construction General Permit, and MS4 Permit; and compliance with the City's noise ordinance. With implementation of mitigation and compliance with regulatory policies, all environmental impacts would be reduced to less than significant levels.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

- Regional Water Board: Applicant must submit a Notice of Intent to comply with the General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit.
- Utility Providers: Connection permits.