



**U.S. Department of Housing  
and Urban Development**  
California State Office of  
Community Development  
Environmental Branch

## **Environmental Assessment**

(HUD recommended format per  
24 CFR 58.36, revised 1/99)

Project Identification:

Toscana Apartments  
7806 Sierra Avenue  
Fontana CA, 92336

Responsible Entity:

City of Fontana Housing Authority  
Department of Housing and Business Development  
8492 Wheeler Avenue  
Fontana, CA 92335-3829

Month/Year:

November 24, 2010

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## ATTACHMENTS

Attachment A – Toscana Apartments Exhibits

Attachment B – Toscana Apartments City of Fontana Environmental Impact Analysis – IS/MND

Attachment C – Toscana Apartments Air Quality Report – URBEMIS 2007 Modeling

Attachment D – Toscana Apartments Arborist's Report

Attachment E – Toscana Apartments Cultural Resources Assessment

Attachment F – Toscana Apartments Phase I Environmental Site Assessment

Attachment G – Toscana Apartments Report of Soils and Foundation Elevation

Attachment H – Toscana Apartments Report of Soil Percolation Rate for WQMP BMP Design

Attachment I – Toscana Apartments Traffic Impact Analysis

**Environmental Assessment**

**Responsible Entity:** City of Fontana Department of Community Development  
[24 CFR 58.2(a)(7)]

**Certifying Officer:** Don Williams, AICP, Director of Community Development  
[24 CFR 58.2(a)(2)]

**Project Name:** Toscana Apartments

**Project Location:** 7806 Sierra Avenue, Fontana, CA 92336

**Estimated total project cost:** \$20,000,000

**Grant Recipient:** Palm Desert Development Company

[24 CFR 58.2(a)(5)]

**Recipient Address:** P.O. Box 3958, Palm Desert, CA 92261

**Project Representative:** Jeffrey Tartaglino

**Telephone Number:** (760) 568-1048

**Conditions for Approval:** (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts or other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

**See Mitigation Measures Recommended Section: #1 through #7**

- #1 Paleontological Resources
- #2a Biological Resources (Nesting Birds)
- #2c Biological Resources (Burrowing Owl)
- #3 Air Quality (Dust Control)
- #4a Greenhouse Gas Emission Reduction (Energy)
- #4b Greenhouse Gas Emission Reduction (Water Efficiency)
- #4c Greenhouse Gas Emission Reduction (Materials Recycling)
- #4d Greenhouse Gas Emission Reduction (Transportation & Linkage)
- #5a Noise Abatement (Balconies and Patios)
- #5b Noise Abatement (Windows)
- #5c Noise Abatement (HVAC)
- #5d Noise Abatement (Construction Noise)
- #6 Potential Soil Contamination (Phase II Environmental Assessment/Soil Testing)
- #7a Storm Water Management (BMPs and Erosion Control - Construction Phase)
- #7b Urban Runoff Management (Post Construction BMPs – Site Design)

**FINDING:** [58.40(g)]

**Finding of No Significant Impact**

(The project will not result in a significant impact on the quality of the human environment)

**Finding of Significant Impact**

(The project may significantly affect the quality of the human environment)

**Preparer Signature:** \_\_\_\_\_  
**Title/Agency** \_\_\_\_\_ **Date:** \_\_\_\_\_

**RE Approving Official Signature:** \_\_\_\_\_  
**Title/ Agency:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Statement of Purpose and Need for the Proposal:** [40 CFR 1508.9(b)]

The Toscana Apartment project is an affordable 52-unit multi-family development for low and very low-income households. The project will help the City of Fontana meet its obligation to provide affordable housing pursuant to its Regional Housing Needs Allocation (RHNA) and the “New Housing Construction Objectives” for very low and low income affordable units contained in the Housing Element of the City’s General Plan. The project will also help the City achieve the affordable housing objectives of the Sierra Corridor Redevelopment Project Area Plan and support regional and city efforts to encourage sustainable, transit oriented, higher density residential development along designated regional mass-transit corridors and within 0.5 miles of existing or transit stations pursuant to the SCAG/SANBAG Compass Blueprint Implementation Project and RTP.

The Project developer is Palm Desert Development Company, a developer and builder specializing in residential construction since 1979. The company has developed and currently operates 13 tax credit-financed multi-family communities, totaling over 1,150 units and valued at approximately \$180 million, in Riverside and San Bernardino Counties, including both family and senior developments. The project will be professionally managed by Barker Management (BMI), formed in 1972 and specializing in the management of government assisted housing. BMI manages properties that include a wide variety of funding sources and subsidies including HUD Home funds, Section 8, Federal and State Low Income Housing Tax Credits and redevelopment project funding. Their management portfolio includes nearly 200 separate projects, with a total of 8,775 units, the majority of which are family-oriented developments. Supportive services would be provided by Life STEPS (Life Skills Training and Educational Programs, Inc.), a 501(c)(3) non-profit community benefit corporation specializing in the provision of educational and social services programs in the Inland Empire. The corporation was formed in 1996 by the Riverside Charitable Corporation and the Riverside County Community Housing Assistance Program. LifeSTEPS manages supportive service programs in approximately 164 affordable housing communities serving over 44,000 residents.

**Description of the Proposal:** The Toscana Apartments is a new construction 52-unit multi-family development for low- and very low-income households located at the northwest corner of Sierra Avenue and Malaga Street in the City of Fontana; refer to Exhibit 1, Regional Location Map, and Exhibit 2, Local Vicinity Map. The proposed project will be developed by Palm Desert Development Company.

The estimated total project cost is approximately \$20,000,000. Financing will come from a variety of sources including HOME funds, City of Fontana Redevelopment Agency affordable housing set-aside funds, and the proceeds of the syndication and sale of federal and state tax credits awarded to the project by the California Tax Credit Allocation Committee (CTCAC) pursuant to the Tax Credit Assistance Program (TCAP). Other sources of funding, not yet identified, may be incorporated into the financing mix to support project affordability. Unit rents are determined by the income levels of the targeted tenancy and are distributed as shown on Table 1 below:

**Table 1 – Unit Distribution by Income**

Percent Median Income	2 Bedroom	3 Bedroom
30% AMI	3	3
40% AMI	3	3
45% AMI	3	3
50% AMI	14	5
60% AMI	11	4

Area median income (AMI) is established annually by the federal Department of Housing and Urban Development (HUD) for the Metropolitan Statistical Area (MSA) in which a project is located. HUD also establishes maximum rent levels for each income category based on a combination of household income, household size, and the location of the unit.

The proposed development will consist of 52, two and three-bedroom apartments ranging in size from 975 square feet to 1,063 square feet with 125 – 150 square feet of private patio/deck space per unit. The units will be located in 1 three-story and 4 two story buildings each containing 8 to 12 residential units. Eight of units will be fully handicapped accessible. The unit mix includes 34 two-bedroom units and 18 three story units plus a 3-bedroom on-site manager’s unit. The project provides 169 parking spaces, including 108 covered spaces and 8 ADA spaces, which meets and exceeds the City’s standard parking requirements of 2 spaces per 2-bedroom unit, 2.5 spaces per 3-bedroom unit and 1 guest parking space for every 3 units. Security gating is provided at the project entrance and two exit points. The parking lot, internal courtyards and pedestrian corridors and pathways will be illuminated at night for safety and security.

The project site plan is characterized by low scale buildings that are arranged around a series of landscaped central courtyards intended for communal use and anchored by tot lots or other recreational amenities; refer to Exhibit 3, Site Plan. The courtyards and buildings are connected by wide, landscaped pedestrian corridors that provide internal linkages between and around the buildings and incorporate strategically placed barbeque and picnic areas and open lawns. The primary recreational amenities (pool, tot aqua park, and basketball court) are located at the east end of the project, adjacent to the Recreation Center. Internal pedestrian and cycle routes are separated from the vehicular parking and circulation, which is located around the perimeter of the project. Bicycle parking is provided within the internal open space areas associated with each of the residential buildings. The site plan’s elements are intended to provide a functional balance between private and communal indoor and outdoor space, to draw residents into the communal sphere and help engender the development of a sense of community identity and pride, while also providing “defensible space” that will enhance neighborhood security.

In addition to community amenities, the project will offer various supportive service programs based on resident needs and interests on a regular, ongoing basis. After school courses and programs would typically be conducted between 3 a.m. and 6 p.m. Table 2 outlines the minimum courses and programs to be offered:

**Table 2 Summary of Basic Services**

<b>Course Offered</b>	<b>Age Group</b>	<b>Frequency</b>	<b>On Site</b>	<b>Course Content</b>
Homework Assistance	Up to 18	3 hours daily, 5 days per week	Yes	Tutor instructed courses based on student assistance needs
Junior Achievement	Up to 13	As needed on a weekly basis	Yes	Utilizes materials supplied by JA
Computer Courses	All	As needed on a weekly basis	Yes	Tutor instructed courses utilizing computer center. Various courses offered based on age
Music Courses	Up to 18	As needed on a weekly basis	Yes	Courses offered by off-site volunteers and guest instructors
Arts and Crafts	Up to 18	As needed on a weekly basis	Yes	Tutor instructed courses utilizing lessons from the Scholastic Website and various instructional materials
Physical Fitness	Up to 18	As needed on a weekly basis	Yes	Utilizing site amenities such as pool, playgrounds, fitness room
Academic Programs	Up to 18	As needed on a weekly basis	Yes	Tutor instructed courses such as math, reading, language skills
Kindergarten Readiness	Pre-K	Three, one-hour workshops prior to school year	Yes	Parents and students will be introduced to the kindergarten curriculum and routines. Hands on practice of what to expect

Course Offered	Age Group	Frequency	On Site	Course Content
College Readiness	High School and Above	One-hour summer workshops	Yes	Accessing financial aid, curriculum and preparation
English as a Second Language	All	As needed	Yes	Course schedule based on demand. Curriculum based on age
Literacy Training	All	As needed	Yes	Various courses based on resident need. Classes offered with a tutor and also on-line
Basics of Life	Adult	As needed	Yes	Courses offered by a tutor and in workshops with guest speakers
US Citizenship testing skills	All	As needed	Yes	Course will cover the necessary tools to acquire US citizenship
Career development	All	As needed	Yes	Job preparation skills including how to create a resume
Nutrition and wellness	All	As needed	Yes	Courses based on all aspects of nutrition and health. Guest speakers when available
Financial workshops	All	As needed	Yes	Guest speakers to explain insurance, savings, investments, banking, budgeting, etc.

**Existing Conditions and Trends:** Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

This project is located at 7806 Sierra Avenue, in a mixed residential area of Fontana. The surrounding neighborhood includes vacant land, a church, apartments, and single family homes. Land uses adjacent to the site include:

- North: Single family residences
- South: Vacant land and an apartment complex
- East: Sierra Avenue with a church and residential properties located on the east side of Sierra facing the property.
- West: Vacant land

The project site is designated R-MF (Multi Family Residential) on the City's General Plan Land Use Map and is zoned R-3.<sup>1</sup> The General Plan Land Use designation and site zoning allows a density of 12.1-24 dwelling units (du) per acre. Development in excess of 12 du/acre is permitted only when specified conditions are met. As proposed, the site would be developed to a density of 12 du/net acre.

The project site is also located within the City's Sierra Corridor Redevelopment Project Area. Sierra Avenue is a City-designated "Theme" and "View" Corridor" that features dramatic views of the Jurupa Hills to the south of the project site and the San Bernardino Mountains to the north. The project site is located in a portion of the Sierra Corridor Redevelopment Project Area that is also covered by a Boulevard Overlay designation, which is intended to enhance flexibility in development by allowing for a complementary mix of higher density residential uses, professional offices, civic and institutional uses, and mixed use projects that are compatible with the uses allowed by the underlying land use designations. The overlay is intended to encourage the development of "boulevard type" housing at mid-block locations (i.e., between commercial or mixed use centers located at key intersections) to provide the

<sup>1</sup> See City of Fontana Zoning District Map Adopted April 15, 2004, Last Revised May 10, 2010. <http://www.fontana.org/DocumentView.aspx?DID=3977> accessed 11/5/2010

critical residential mass needed to support corridor commercial uses. The proposed project meets these criteria.

The City also has an “Activity Center” overlay which designates key intersections where commercial development is to be focused. The site is located 0.5 miles north of the City’s downtown core Activity Center and adjacent to the northern extent of the Sierra Avenue Corridor Commercial Core area.<sup>2</sup> Another key “Activity Center” is designated 0.65 miles north of the site, at the intersection of Baseline Road and Sierra Avenue, though not yet developed. The City’s vision for Sierra Avenue is to create communities from the 210 freeway to downtown and the Fontana Transportation Center consistent with its Activity Center and Corridor Overlay system, which was crafted to promote a clustering of related uses and to promote concentrated mixes of commercial and residential development.

The proposed project is well served by mass transit with routes on Sierra Avenue providing regional and local linkage. The Draft San Bernardino County Long-Range Transit Plan (LRTP) envisions a new Bus Rapid Transit (BRT) Route running north/south along Sierra Avenue, past the project site, connecting with the existing Fontana Transportation Center (Metrolink) and transportation on Valley Boulevard. The Draft LRTP further envisions a new BRT Route running east/west on Foothill Boulevard (approximately 5 miles south of the project site) and a second east/west BRT Route along Baseline Road (located approximately 0.65 miles north of the project site) between Sierra Avenue and Church Street in Highland. The site meets the 0.5 mile TOD locational criteria for a Transit Oriented residential development.

Because of its zoning, location within a redevelopment area, its coverage by a “Boulevard Overlay”, its proximity to designated “Activity Centers” including the downtown core, its frontage on Sierra Avenue and potential access to upgraded mass transit, the site has significant near-future development potential. If the proposed project is not completed, the property would likely be sold to another developer and developed in a similar manner at the same or higher density.

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<sup>2</sup> City of Fontana General Plan, Land Use Element, Figure 3-3 (Community Structure) page 3-21

## Statutory Checklist

[24CFR §58.5]

For each listed statute, executive order or regulation, record the determinations made. Note reviews and consultations completed as well as any applicable permits or approvals obtained. Attach evidence that all required actions have been taken. Record any conditions or mitigation measures required. Then, make a determination of compliance or consistency.

<b>Factors</b>	<b>Determinations and Compliance Documentation</b>
<b>Historic Preservation</b> [36 CFR 800]	In response to City request for concurrence, 4/29/03 SHPO letter requested further archeological, historical and cultural research. A Cultural Resources Assessment was prepared for the project site in 2009 by Michael Brandman Associates (see Attachment B IS/MND and E, Cultural Resources Assessment). A cultural resource literature search was conducted on June 24, 2009 at the Archaeological Information Center (AIC) at the San Bernardino County Museum which included a search of the inventories of the National Register of Historic Places (NRHP), California Register of Historic Resources (CR), California Historical Landmarks (CHL); California Points of Historical Interest (CPHI, California State historic Resources Inventory (HRI) and archival maps for the City and County. A Paleontological records search was conducted on July 6, 2009 by the San Bernardino County Museum Division of Paleontological Sciences. The Native American Heritage Commission (NAHC) was contacted to determine whether the project site was listed in their Sacred Lands File. In addition letters were sent to all appropriate tribal groups and individuals named by the NAHC. A cultural resources field survey was conducted on June 24 and July 7, 2009. The field survey identified one historical resource on the site (P#36-020708) which was evaluated and determined not to be significant. No additional historic or prehistoric resources appear to be located on the project site and, because of the level of ground disturbance; MBA concluded that there was little chance that any additional resources would be uncovered during development. The paleontological resource research determined that there was potential for impacts to significant paleontologic resources if Pleistocene strata are uncovered during site grading and excavation activities. The previously certified IS/MND for the project obligates the City to impose a condition for the preservation of Paleontological resources, if any, pursuant to CEQA. (See recommended Mitigation Measure #1). (Sources: City of Fontana General Plan, Open Space and Conservation Element/Historic Resources; Cultural Resource Assessment of the Palm Desert Development Conceptual Plan, Michael Brandman Associates (2009); Project IS/MND 1/27/2010).
<b>Floodplain Management</b> [24 CFR 55, Executive Order 11988]	The project site is not located in floodplain (Sources: FEMA Flood Insurance Rate Map (FIRM) Community Panel Number ***06071C8656H, dated January 6, 2010, <a href="http://www.fema.gov/hazard/map/firm.shtm">http://www.fema.gov/hazard/map/firm.shtm</a> , accessed 11/8/2010)
<b>Wetlands Protection</b> [Executive Order 11990]	There are no wetlands on the project site or in project area (Sources: City of Fontana General Plan, Open Space and Conservation Element p 9-29 (Jurisdictional Watercourses) and field observation by Jason Adelaars, Staff Scientist, August 20, 2009 (Stantec Phase I Environmental Site Assessment dated September 10, 2009, Section 3.1.2 p3, attached as Appendix F); USFWS National Wetlands Inventory, <a href="http://137.227.242.85/wetland/wetland.html">http://137.227.242.85/wetland/wetland.html</a> , accessed 11/11/2010).
<b>Coastal Zone Management Act</b> [Sections 307(c),(d)]	The project site is not located within a coastal zone (Sources: California Coastal Commission, South Coast District Office Jurisdictional Boundary – Coastal Zone Boundary <a href="http://www.coastal.ca.gov/pdf">http://www.coastal.ca.gov/pdf</a> , accessed 11/9/2010; City of Fontana General Plan)
<b>Sole Source Aquifers</b> [40 CFR 149]	There are no sole source aquifers in the City (Sources: US EPA Water Management Division, Region IX – Sole Source Aquifer Map, <a href="http://www.epa.gov/region9/water/groundwater/ssa.html">http://www.epa.gov/region9/water/groundwater/ssa.html</a> , accessed 11/8/2010).

<p><b>Endangered Species Act</b>          [50 CFR 402]</p>	<p>Project site is an infill site that is currently vacant, disturbed, and vegetated with non-native grasses common in the City of Fontana. The site is located in an area designated in the General Plan as providing potential habitat for sensitive wildlife, specifically as <i>foraging habitat</i> for raptors and shrikes. The General Plan indicates that the foraging activity of identified sensitive raptor species has only been observed and documented in the grasslands and woodland habitats of the San Bernardino and San Jacinto Mountain foothills at the northern and southern edges of the City. Extensive open space and conservation areas are identified in these less developed areas whereas the project site is a vacant "island" of habitat in the midst of an urbanized area. No burrowing owls have been observed on site; however a preconstruction survey for burrowing owls and nesting birds will be required prior to grading (see recommended Mitigation Measures #2a and #2b). While the City of Fontana is located within the USFWS-designated Jurupa Recovery Area for the Delhi Sand Flower-loving Fly, the project site located approximately three miles north of the northern boundary of the RA and its development will have no impact on the effectiveness of the Recovery Plan. Development of the site will have no significant effect on any endangered species. (Sources: City of Fontana General Plan, Open Space and Conservation Element (Natural Biotic Communities, Figure 9-3 and Potential Habitat for Sensitive Wildlife, Figure 9-4); USFWS Delhi Sands Flower-loving fly Recovery Plan (1997) and 5-Year Review (2008), <a href="http://ecos.fws.gov/docs/recovery_plan/970914.pdf">http://ecos.fws.gov/docs/recovery_plan/970914.pdf</a>, accessed 11/8/2010; field observation July 7, 2009 (MBA)).</p>
<p><b>Wild and Scenic Rivers Act</b>          [Sections 7 (b), (c)]</p>	<p>There are no Wild or Scenic Rivers in project area or in the City of Fontana (Sources: National Park Service, National Wild and Scenic Rivers GIS Map – California <a href="http://www.rivers.gov/">http://www.rivers.gov/</a>, accessed 11/9/2010).</p>
<p><b>Air Quality</b>          [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]</p>	<p>The project site is located in the South Coast Air Quality Basin. The area conforms to the EPA-approved SIP for PM10 and Ozone. Approval of SIP for PM2.5 is currently under review by the EPA and action is expected in 2011. Project-level analysis of the project's air quality impacts in both its construction and operational phases was undertaken pursuant to the guidance of the SCAQMD CEQA Air Quality Handbook. The analysis included a Federal Clean Air Act Conformity Analysis (Step A and Step B). The analysis determined that project-generated construction and operational emissions would not exceed the de minimum levels established within 40 CFR Section 93.153. Further, project-attributed emissions would not exceed 10 percent of the South Coast Basin Emission Inventory for SCAB non-attainment pollutants (VOC, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>); refer to Appendix B, Toscana Apartments Air Quality Analysis Summary Table 5, Clean Air Act Conformity (De Minimus Analysis) and Table 6 (Clear Air Act Conformity (Non-Attainment Pollutants). The project will conform to all General Plan mitigation measures and mitigation measures recommended by the SCAQMD, including standard dust suppression measures (see recommended Mitigation Measure #3). (Sources: Project Initial Study/Mitigated Negative Declaration [see Appendix B]; EPA News Release 11/8/2010 PM2.5 Plans for South Coast; South Coast Air Quality Management District SIP Approved Rules <a href="http://www.aqmd.gov/titlev/SIPRules.htm">http://www.aqmd.gov/titlev/SIPRules.htm</a>, accessed 11/8/2010; SCAQMD CEQA Handbook, <a href="http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html">www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html</a> accessed 11/15/2010; Toscana Apartment Air Quality Analysis [see Appendix C].</p>
<p><b>Farmland Protection Policy Act</b> [7 CFR 658]</p>	<p>The project site is not identified on any Agricultural Preserve map or identified as land under Williamson Act contract and is not mapped as prime or unique farmland or farmland of local importance. (Sources: California Department of Conservation, Farmland Mapping and Monitoring Program, Bernardino County Important Farmland Map (Sheet 2 of 2) dated 2008 <a href="ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/sbd08_so.pdf">ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/sbd08_so.pdf</a>, accessed 11/8/2010; City Fontana General Plan Open Space and Conservation Element (Agricultural Resources).</p>
<p><b>Environmental Justice</b>          [Executive Order 12898]</p>	<p>The site is already designated for multi-family development on the City's General Plan and Zoning maps, and there are no adverse environmental conditions affecting it. The project will house low and very low income families. Because the project exposes no one to adverse environmental conditions, the project does not expose low income or minority populations to adverse environmental conditions. (Sources: General Plan and Zoning Maps dated October 2003 and April 2004, respectively, Project IS/MND dated January 2010).</p>

**HUD Environmental Standards**

**Determinations and Compliance Documentation**

<p><b>Noise Abatement and Control</b> [24 CFR 51 B]</p>	<p>The project site has frontage on Sierra Avenue, a City-designated modified major highway (General Plan Circulation Master Plan, 2003). The majority of the project site (including all portions of the site occupied by residential units) is located outside the future projected 60 CNEL noise contour for Sierra Avenue (General Plan Noise Element Future Noise Contours Figure 12-3), and therefore meets the site acceptability standards contained in Section 51.103 (24 CFR Part 51) for exterior noise. A small portion of the site closest to Sierra Avenue is located within the future projected 65 dB CNEL contour. HUD standards require that the interior auditory environment not exceed a day-night average sound level of 45dB. The Project will be required meet the noise attenuation requirements prescribed in Sec 24 CFR 51.104(a), and those required by the City of Fontana Municipal Code Chapter 30 (Zoning and Development Code, Section 180 (Noise) Residential performance standards Section 30-182)) as well as mitigation measures required pursuant to the City-approved IS/MND (<a href="#">see recommended Mitigation Measures 5a. b. and c.</a>). In addition, the project's Recreation Building buffers the project's interior open spaces from highway-generated noise. Temporary construction noise levels would vary according to the type of construction equipment and would intermittently generate noise in excess of 65 dBA at 50 feet from the source, exposing residences to the south and east of the project site to temporary noise levels exceeding 65 dBA; however construction hours will be limited to 7 a.m. – 6 p.m. on weekdays pursuant to existing City ordinance, idling during traffic delays would be less than five minutes and vehicle mufflers will reduce the sound of idling in addition to other noise attenuation measures (<a href="#">see recommended Mitigation Measure #5b</a>). The project site is not located within any part of an airport land use plan-designated CNEL contour or within two miles of an airstrip. (<b>Sources:</b> Fontana General Plan Noise Element 2003, Figure 12-3 (Future Noise Corridors) and Figure 12-5 (Airport Noise Contours); City of Fontana Municipal Code; Project IS/MND 1/27/2010).</p>
<p><b>Toxic or Hazardous Substances and Radioactive Materials</b> [HUD Notice 79-33]</p>	<p>The site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There are no federal superfund, state response, or hazardous waste permit sites within a 3–5 mile radius of the site. Clean-up of five LUST sites located within 1000 feet of the site has been completed and the cases closed. A Phase I Environmental Site Assessment dated September 10, 2009, determined that there were no recognized environmental conditions (RECs) associated with surrounding property usage or on the project site. Possible residual soil contamination from pesticides associated with historic agricultural use, if identified, will be subject to proper mitigation measures pursuant to the recommendations contained in the cited ESA (<a href="#">see recommended Mitigation Measures #6</a>). (<b>Sources:</b> Appendix F, Phase I Environmental Site Assessment 4.6 Acres of Vacant Land 7806 et al Sierra Avenue Fontana, CA, September 10, 2009 (Stantec); CA Dept. of Toxic Substances Control Envirostor cleanup Sites and Hazardous Waste Permitted Facilities; State Water Resources Control Board Geotracker Map Cleanup Sites; EPA Region 9 Clean-up sites in California).</p>
<p><b>Siting of HUD-Assisted Projects near Hazardous Operations</b> [24 CFR 51 C]</p>	<p>This project will not expose either people or buildings to additional hazards. Project is fully surrounded by vacant parcels and residential uses that do not involve the above ground storage of explosive or flammable materials. (<b>Sources:</b> County of San Bernardino Fire Department HAZMAT Area Files – County of San Bernardino Fire Department, Hazardous Materials Division).</p>
<p><b>Airport Clear Zones and Accident Potential Zones</b> [24 CFR 51 D]</p>	<p>The nearest airport facility is the Rialto Municipal Airport, located approximately 2 miles northeast of the project site. The airport's approach surface includes a Runway Protection Zone (RPZ), previously known as a "Clear Zone." and a Safety Zone II or Outer Safety Zone. The site is not located within either portion of the Rialto Airport approach surface. The site is located within Safety Zone III of the Rialto Airport and the proposed land use conforms to those permitted pursuant to the Comprehensive Land Use Plan for the Rialto Municipal Airport (1991). (<b>Sources:</b> Comprehensive Land Use Plan for the Rialto Municipal Airport/Safety Zone III, <a href="http://www.sbcounty.gov/landuseservices/ACLUPS/Rialto%20ACLUP.pdf">http://www.sbcounty.gov/landuseservices/ACLUPS/Rialto%20ACLUP.pdf</a>, accessed 11/8/2010).</p>

## Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a finding of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional materials as needed.

Land Development	Code	Source or Documentation
<b>Conformance with Comprehensive Plans And Zoning</b>	2	The project does not require a General Plan Amendment. It is consistent with the City's General Plan and its Housing Element, in that it provides for the development of a multifamily affordable housing project on a site that is zoned for multi-family development and is currently identified as underutilized land within a Redevelopment Project Area. The Site is designated R-MF (Residential/Multi-family) on the City's General Plan Land Use Plan and is zoned R-3 (multi-family residential) on the City's zoning map. No rezoning is required. Surrounding uses include both single family and multi-family housing and vacant land. The Applicant is in the process of receiving all use permits and design review approvals. <b>(Sources: Appendix B, Project Initial Study and Mitigated Negative Declaration dated 1/27/10; City of Fontana General Plan Land Use Element/Land Use Map, 2003; City of Fontana Zoning Map, 2004).</b>
<b>Compatibility and Urban Impact</b>	2	The proposed multi-family residential development is an infill project compatible with and supportive of existing and proposed surrounding uses. The proposed use is consistent with the site's zoning and General Plan Land Use designation, including the requirements of the City's Boulevard Overlay zone. Located along a major highway, the project would not displace or divide existing community. The project site is vacant and no structures would be demolished or relocated as a result of project implementation. The project site is located within the City's Sierra Corridor Redevelopment Plan project area and meets Southern California Association of Governments (SCAG) criteria for transit oriented development, consistent with the City's urban form objectives and the redevelopment plan goals. The site plan incorporates "defensible space" concepts to improve site security. <b>(Sources: City of Fontana, Community Development Department; General Plan Land Use Element; Project IS/MND 2010; Redevelopment Plan for the Sierra Corridor Commercial Redevelopment Project Area 1992).</b>
<b>Slope</b>	1	The project site is located on a valley floor and exhibits little topographical relief. It is not located adjacent to or in the vicinity of any steep slopes mapped as susceptible to soil slips, soil slumps, or debris flows. <b>(Sources: General Plan Safety Element, Figure 11-4 Slope Instability; Report of Soils and Foundation Evaluations Proposed Apartment Complex 7806 Sierra Avenue, May 2009 (Soils Southwest); Preliminary Grading Plan for Design Review Application PAM 09-020, prepared by RBF Consulting, dated 1/27/2010).</b>
<b>Erosion</b>	2	The project site is currently vacant and vegetated with non-native grasses. Development will require clearing of existing vegetation and removal/recompaction of site soils to prepare building pads. During portions of the construction phase the project site would be vulnerable to wind and water erosion; however, the potential construction phase erosion impacts will be mitigated through the installation and maintenance of BMPs pursuant to an approved Storm Water Quality Management Plan (SWQMP) as required by

		<p>the City of Fontana Municipal Code pursuant to the County's Area-Wide Urban Storm Water Permit. Subsequent to construction approximately 74 percent of the site will be covered by buildings, hardscape and asphalt. The remaining 26 percent of the site will be fully landscaped. The project's SWQMP will require installation and maintenance of post-construction BMPs, incorporated as required into site design. Potential for erosion by both wind and storm water will be significantly reduced as a result of site development. <b>(Sources: Appendix B, Project Environmental Impact Analysis IS/MND, 1/27/2010; City of Fontana Municipal Code Chapter 9 (Environmental Protection – Control of Blowing Sand and Soil Erosion) and Sections 23-516 (Compliance with mandated best management practices) and 23-519 (Regulation of construction and industrial dischargers); City of Fontana General Plan, Open Space and Conservation Element (Urban Runoff Management p9-19 – 9-20; Area-Wide Urban Storm Water Permit NPDES No. CAS618036/Order No. R8-2002-0012; <a href="http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/san_bernardino_permit.shtml">http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/san_bernardino_permit.shtml</a>, accessed 11/9/2010; City of Fontana Municipal Storm Water Management Plan; and California Statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities Order 2009-0009-DWQ <a href="http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml">http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml</a>, accessed 11/9/2010)).</b></p>
<b>Soil Suitability</b>	1	<p>The project site is not within an area of potential landslides and the does not have expansive soils as defined in Table 18-1-B of the Uniform Building Code. A Soils and Foundation Analysis was prepared for the project site by Soils Southwest on May 6, 2009 and included an analysis of soil suitability, expansion potential, faulting and seismicity (Appendix G). The report indicates that the site is considered stable for the proposed development and that, if site preparation and grading are performed per generally accepted construction practices, the proposed development will not adversely affect the stability of the site or adjacent properties. The City has adopted the 2007 California Building Code and is prepared to implement the 2010 California Building Code beginning January 1, 2011. Municipal Code Sections 26-111 and 26-112 require preparation of a preliminary soils report by a civil engineer and implementation of recommended remediation measures to ensure soil suitability as a condition of issuance of grading permit. The project would conform to the cited requirements of the City Municipal Code and the recommendations of the May 2009 Soils Investigation. <b>(Sources: City of Fontana Municipal Code Sections 26-111 and 26-112; Appendix G, Report of Soils and Foundation Recommendations May 2009 (Soils Southwest).</b></p>
<b>Hazards and Nuisances including Site Safety</b>	4	<p>The site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There are no identified Superfund or CERCLIS sites within a 3-mile radius of the project site and no Superfund sites within the City of Fontana. There are no underground storage tanks on site and the five identified LUSTs located within 1000 feet of the site have been fully remediated. During construction, dust and noise will be controlled through standard construction suppression measures (see recommended Mitigation Measures #3 and #5d). Street lighting is adequate along Sierra Avenue and will be upgraded or moved as required as a condition of project development pursuant to the grading and site development plans prepared for the project. The project site is located within Seismic Zone 4 but is not located within a known Earthquake Fault Zone, or Alquist-</p>

		<p>Priolo Earthquake Hazard Zone, and will be required to incorporate appropriate engineered structural and foundation designs in conformance with CBC standards in order to address the primary and secondary effects of reasonably foreseeable ground shaking. Project is not within an area of potential landslides. <b>(Sources:</b> General Plan and Zoning Maps dated March 2003 and April 2004, respectively; Report of Soils and Foundation Evaluations May 2009 (Soil Southwest); Phase I Environmental Site Assessment, September 2009 (Stantec); CA Dept. of Toxic Substances Control Envirostor Cleanup Sites [Cortese List] <a href="http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm">http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm</a> accessed 11/9/2010; Hazardous Waste Permitted Facilities <a href="http://www.envirostor.dtsc.ca.gov/public/">http://www.envirostor.dtsc.ca.gov/public/</a> accessed 11/9/2010; State Water Resources Control Board Geotracker Map Cleanup Sites <a href="https://geotracker.waterboards.ca.gov/">https://geotracker.waterboards.ca.gov/</a> accessed 11/9/2010; EPA Region 9 Clean-up sites in California <a href="http://www.epa.gov/region9/cleanup/california.html">http://www.epa.gov/region9/cleanup/california.html</a>, accessed 11/9/2010; County of San Bernardino Fire Department HAZMAT Area Files – County of San Bernardino Fire Department, Hazardous Materials Division, accessed 11/9/2010).</p>
<p><b>Energy Consumption</b></p>	<p>1</p>	<p>In order to obtain Building Permits from the City of Fontana, this project will be required to meet energy consumption standards as outlined in California Building Code, Title 24 2008 Building Energy Efficiency Standards. The project also incorporates energy-saving features pursuant to LEED Silver standards. The applicable California Attorney General's recommended Mitigation Measures to reduce greenhouse gas emissions (GHG) through reduction of energy consumption have been imposed (<a href="#">see recommended Mitigation Measure #4a</a>). In addition, this project is located within 0.5 miles of major retail and employment centers in Fontana's downtown and is within 0.25 miles of the local elementary school, putting essential services within easy walking distance. The project site conforms to the locational criteria for transit oriented development as proposed by SCAG. With frontage on Sierra Avenue the site is directly served by Omnitrans local and regional transit routes 82, 67, 61, and 14. The site is also located within 0.65 and .50 miles of existing east/west Omnitrans transit lines and of proposed future major transit stations. The site is located approximately 1 mile northeast of the regional Metrolink station, which can be accessed via transit routes on Sierra Avenue. The project's proximity to mass local and regional transit and centers for shopping and employment, schools, recreational facilities, social services, health care services, etc. has potential to reduce reliance on personal motor vehicles and could therefore potentially reduce consumption of fossil fuels (<a href="#">also see recommended Mitigation Measure #4d</a>). <b>(Sources:</b> Omnitrans Route Maps and Schedules <a href="http://www.omnitrans.org/routes/overview.shtml">http://www.omnitrans.org/routes/overview.shtml</a>, accessed 11/10/10; City of Fontana General Plan Circulation Element 2003; City of Fontana Sierra Corridor Redevelopment Plan and Downtown Redevelopment Plan; SCAG/SANBAG Compass Blueprint Implementation Project City of Fontana March 2008; California Energy Commission, 2008 Building Energy Efficiency Standards for Residential and Non-Residential Buildings, <a href="http://www.energy.ca.gov/2008publications/CEC-400-2008-001/CEC-400-2008-001-CMF.PDF">http://www.energy.ca.gov/2008publications/CEC-400-2008-001/CEC-400-2008-001-CMF.PDF</a>, accessed 11/11/2010; US Green Building Council (USGBC) Leed Silver Standards – LEED 2009 for New Construction and Major Renovations <a href="http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220">http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220</a>, accessed 11/9/2010).</p>

<p><b>Noise</b> - Contribution to Community Noise Levels</p>	<p>1, 4</p>	<p>The development of a 52-unit multifamily residential project will result in an increase in traffic on local roads, which could result in an increase in ambient noise. However, the project site fronts on, and takes access from, an existing major highway that has an existing high level of ambient noise. Accordingly, the project's contribution of existing community noise levels will not be significant. Construction phase noise will be mitigated by standard procedures required by the City of Fontana and referenced in the project's approved IS/MND and recommended Mitigation Measure #5d. Noise impacts from traffic noise along Sierra Highway impacting those portions of the site located within the 65 CNEL contour will be mitigated to a less than significant level through compliance with the City's Municipal Code Noise Standards for Residential Development and additional mitigation measures provided in the project's approved IS/MND, incorporated herein (see recommended Mitigation Measures 5a-5d). The project is not located within the delineated 60 or greater CNEL contours of the Rialto Municipal Airport. <b>(Sources:</b> Project Environmental Impact Analysis Initial Study/MND; Comprehensive Airport Land Use Plan for the Rialto Airport; City of Fontana General Plan Noise Element Figure 12-3 (Future Noise Contours))</p>
<p><b>Air Quality</b>  Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels</p>	<p>1</p>	<p>The project site is located in the South Coast Air Quality Basin. The area conforms to the EPA-approved SIP for PM10 and Ozone. Approval of SIP for PM2.5 is currently under review by the EPA and action is expected in 2011. Project-level analysis of the project's air quality impacts in both its construction and operational phases was undertaken pursuant to the guidance provided in the SCAQMD CEQA Air Quality Handbook. The model considered and quantified daily construction emissions and estimated operational emissions and compared them to SCAQMD thresholds and local significance thresholds. In all cases, project emissions fell well below established significance thresholds (see Appendix C – Toscana Apartments Air Quality Analysis and URBEMIS2007 model Table 1, Estimated Daily Construction Emissions; Table 2, Estimated Operational Emissions; Table 3, Summary of Localized Significance of Construction Emissions; and Table 4, Summary of Localized Significance of Operational Emissions, for detail). A Federal Clean Air Act Conformity Analysis (Step A and Step B) was also conducted. The analysis determined that project-generated construction and operational emissions would not exceed the de minimus levels established within 40 CFR Section 93.153. Further, project-attributed emissions would not exceed 10 percent of the South Coast Basin Emission Inventory for SCAB non-attainment pollutants (VOC, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>; refer to Appendix C, Table 5, Clean Air Act Conformity (De Minimus Analysis) and Table 6 (Clear Air Act Conformity (Non-Attainment Pollutants)). The project will conform to all General Plan mitigation measures and applicable mitigation measures recommended by the SCAQMD, including standard dust suppression measures (see recommended Mitigation Measure #3 and Mitigation Measure #4d). <b>(Sources:</b> Project Environmental Impact Analysis Initial Study/Mitigated Negative Declaration; EPA News Release 11/8/2010 PM2.5 Plans for South Coast; South Coast Air Quality Management District SIP Approved Rules <a href="http://www.aqmd.gov/titlev/SIPRules.htm">http://www.aqmd.gov/titlev/SIPRules.htm</a>, accessed 11/8/2010; Toscana Apartment Air Quality Analysis and URBEMIS2007 [Version 9.2.4 model]) SCAQMD CEQA Handbook, <a href="http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html">www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html</a>, accessed 11/15/2010).</p>
<p><b>Environmental Design</b>  Visual Quality - Coherence,</p>	<p>2</p>	<p>Proposed project is an infill project to be constructed on a vacant site within the City's Sierra Corridor Redevelopment Plan Project</p>

Diversity, Compatible Use and Scale	<p>area. Adjacent uses include both single family and multi-family residential. The project is consistent with the City's General Plan, and its certified Housing Element. The City's Zoning and Development Code would allow for development of a market-rate multi-family project of the same density and for multifamily affordable housing at the same or higher density on the project site. The project is designed to cluster 8-12 residential units in buildings of 2 to 3 stories in height cited around landscaped courtyards that are anchored by tot lots and tied together by wide, landscaped pedestrian pathways that are separated from parking and vehicular circulation. The project's Recreation Building and major amenities are located at the east end of the rectangular site providing both a visual and noise buffer between the highway and the project's residential area. The site plan also incorporates the principles of "defensible space" to enhance site security. The site's architectural design is consistent with the surrounding area. The project does not conflict with any local or regional land use policy, plan or regulation. <b>(Sources:</b> Project Environmental Impact Analysis Initial Study/MND; City of Fontana General Plan Land Use Element, Community Design Element, and Circulation Element; Sierra Corridor Redevelopment Plan (1992); SCAG Compass Blueprint City of Fontana Implementation Project 2008; SCAG RCP 2008).</p>
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**Socioeconomic Code Source or Documentation**

<b>Demographic Character Changes</b>	2	<p>The project site is located on a currently vacant site in the City's Sierra Corridor Redevelopment Plan Project Area. The project will consist of 52 units of affordable multifamily housing and related amenities. A multi-family development is located to the south and single family residences are located to the north. The site is zoned for multi-family development. The project will not introduce any barriers which would isolate a particular neighborhood or population group, nor will it destroy or harm any community institution. Implementation of the project will help achieve the goals of the Sierra Corridor Redevelopment Plan, the City's General Plan Land Use Element, and the City's Housing Element. <b>(Sources:</b> Project Environmental Impact Analysis Initial Study/MND; Field Observation 8/20/09 (Stantec); City of Fontana Sierra Corridor Redevelopment Plan; City of Fontana General Plan Land Use Element and Housing Element)</p>
<b>Displacement</b>	1	<p>As the project site is vacant, development of the project will not result in the displacement of any person. <b>(Sources:</b> Phase I Environmental Assessment – Current Property Use (2009); Project IS/MND)</p>
<b>Employment and Income Patterns</b>	1	<p>The project will provide affordable housing to low and very low income families on a site that is well served by public transit providing connections to local and regional employment centers. Supportive services provided by LifeSTEPS as part of the project services plan have potential to enhance the earning potential and employability of residents (see Project Description). New residents will help to support nearby existing and planned commercial development, which may generate additional job opportunities for project residents. The project would also contribute temporary construction jobs. <b>(Sources:</b> City of Fontana Sierra Corridor Redevelopment Plan Goals and Objectives; City of Fontana General Plan Economic Development Element; SCAG/SANBAG Compass Blueprint Implementation Project for TOD – City of Fontana; Project Plan of Basic Services LifeSTEP)</p>

**Community Facilities  
and Services**

	<b>Code</b>	<b>Source or Documentation</b>
<b>Educational Facilities</b>	1	The project is served by the Fontana Unified School District and is within the current attendance boundaries of Juniper Elementary School, Wayne Ruble Middle School, and AB Miller (Fontana) High School. Juniper Elementary School is located at 7655 Juniper Avenue, approximately 0.45 miles from the project site. Wayne Ruble Middle School, located at 6762 Juniper Avenue is 1.61 miles from the project site. AB Miller High School, located at 6821 Oleander Avenue, is 1.99 miles from the project site. The project will be conditioned to pay standard school impact fees to offset potential impacts to school facilities. <b>(Sources:</b> Fontana Unified School District, School Attendance Boundaries, Maps, <a href="http://www.fusd.net/scripts/whatschool/WhatSchool2011.asp">http://www.fusd.net/scripts/whatschool/WhatSchool2011.asp</a> accessed 11/11/2010; <a href="http://www.mapquest.com">www.mapquest.com</a> , accessed 11/11/2010)
<b>Commercial Facilities</b>	1	Project is located on Sierra Avenue, approximately 0.50 miles north of Foothill Boulevard and 0.65 miles south of Baseline. The northern boundary of the designated Sierra/Foothill commercial corridor area is less than 100 feet south of the project site. The site is located approximately 0.50 miles north of the Fontana Towne Center Shopping Center and the Fontana Village Shopping Center. Commercial retail, auto related, grocery and other retail business are all located within 0.50 miles of the project site. <b>(Sources:</b> Google Earth – Intersection of Sierra Avenue and Foothill Boulevard and points north/south accessed 11/11/2010; City of Fontana General Plan Land Use Map (2003)).
<b>Health Care</b>	1	Arrowhead Family Health Center and the Metropolitan Family Clinic are both located within 0.50 miles of project site. Metropolitan Family Clinic is located adjacent to the San Bernardino County Human Services office and is open 24 hours a day. Arrowhead Family Health Center is a part of the Arrowhead Regional Medical Center. Kaiser Permanente Medical Center Hospital is located 2.68 miles south of the project site at 9961 Sierra Avenue, Fontana,. <b>(Sources:</b> Kaiser Permanente Medical Center website at <a href="https://members.kaiserpermanente.org/.../facility.do?id...">https://members.kaiserpermanente.org/.../facility.do?id...</a> , accessed 11/11/2010; Metropolitan Family Clinic website, <a href="http://www.metropolitanclinic.com/Images/IndMedInsertsDownload.pdf">http://www.metropolitanclinic.com/Images/IndMedInsertsDownload.pdf</a> , accessed 11/11/2010; Arrowhead Family Health Center website at <a href="https://www.arrowheadmedcenter.org/">https://www.arrowheadmedcenter.org/</a> accessed 11/11/2010; <a href="http://www.mapquest.com">www.mapquest.com</a> accessed 11/11/2010).
<b>Social Services</b>	1	Clients eligible for project units may also be eligible to receive services through the San Bernardino Department of Human Services. The Department's Fontana field office is located at 7977 Sierra Avenue, less than 0.50 miles from the project site, and its services include administration of the Department's support programs to persons in need of financial, nutritional, and/or medical assistance. <b>(Sources:</b> San Bernardino County Department of Human Services, Transitional Assistance Department (TAD), <a href="http://hss.sbcounty.gov/hss/tad/default.asp">http://hss.sbcounty.gov/hss/tad/default.asp</a> , accessed 11/11/2010).
<b>Solid Waste</b>	1	The City of Fontana currently contracts with Burrtec Waste Industries to provide City refuse and recycling disposal services. Burrtec provides residential, commercial and construction/demolition waste disposal services. Burrtec operates three material recovery facilities including the West Valley Transfer Station/MRF at 13373 Napa Street, Fontana, CA, approximately 7 miles east of the project site. The Mid-Valley Landfill, located at 2390 North Alder Avenue in Rialto, adjacent to

		<p>the City of Fontana, is the primary solid waste depository in the area. The landfill is located approximately 3.23 miles northeast of the project site and is projected to have approximately 34 years of capacity remaining. The project will not be adversely affected by proximity to these facilities. The project will be conditioned to comply with mitigation measures requiring construction phase materials recycling and operational phase recycling programs (see recommended Mitigation Measure #4c). (Sources: City of Fontana General Plan page 8-20; Burrtec Service Area – Fontana <a href="http://www.burrtec.com/fontana">http://www.burrtec.com/fontana</a>, accessed 11/11/2010; County of San Bernardino Department of Public Works, Solid Waste Management, Waste Disposal Sites (Mid Valley Landfill) <a href="http://www.sbcounty.gov/dpw/solidwaste/sites.asp">http://www.sbcounty.gov/dpw/solidwaste/sites.asp</a> accessed 11/11/2010; www.mapquest.com).</p>
<b>Waste Water</b>	1	<p>Once developed, the project will generate wastewater that will flow to an existing sewer main in Juniper Street, 0.24 miles west of the project site. The Inland Empire Utilities Agency (IEUA) provides regional domestic wastewater treatment and disposal services. Wastewater generated at the project site would be treated at IEUA's Regional Plant No. 1, located at 2450 East Philadelphia Avenue in Ontario, CA, approximately 14.94 miles west of the project site. The project would not be adversely affected by proximity to that facility nor would the project generate sufficient wastewater to adversely affect the capacity of the treatment plant. Required sewer connection fees paid prior to issuance of building permits will offset any incremental increase in demand for regional wastewater treatment. (IEUA Regional Plant No. 1 at IEUA website, <a href="http://www.ieua.org/facilities/rp1.html">http://www.ieua.org/facilities/rp1.html</a> accessed 11/11/2010; City of Fontana Sewer Fee Schedule and boundary <a href="http://www.fontana.org/DocumentView.aspx?DID=3974">http://www.fontana.org/DocumentView.aspx?DID=3974</a> accessed 11/11/2010; Project Preliminary Grading Plan 1/27/2010; City of Fontana General Plan, Public Facilities, Services and Infrastructure Element, Figure 8-4 (Sewer System)).</p>
<b>Storm Water</b>	4	<p>The project site is currently vacant with little hard surface present on the site. Accordingly, most precipitation is retained onsite and percolates down through the soil. Following development of the project approximately 74 percent of the site will be covered with buildings, asphalt and other hardscape, resulting in an increase in the volume of storm water flow from the site. However, the proposed project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Existing storm drain facilities with sufficient capacity to carry anticipated storm flows are located immediately west of the project site. The project will install onsite storm drain and an underground retention system to insure that project generated incremental flows are detained on site during storm peak periods as illustrated in Attachment A. Preliminary Grading Plan for Design Review Application PAM 09-020, dated 1/27/2010. Storm water first flows will be treated onsite. Accordingly, the project will not produce substantial additional polluted runoff. The project's potential to degrade water quality in the area through erosion and/or siltation during construction will be mitigated pursuant to existing regulations through the installation and maintenance of Best Management Practices (BMPs). A project-specific Storm Water Pollution Management Plan, which must be approved prior to the issuance of grading permits pursuant to existing regulations, will be prepared for the project. BMPs will also be required to minimize the potential to contribute to storm water pollution post-construction by implementing site-specific requirements contained in the project's SWPMP (see recommended Mitigation Measures #7a and #7b). (Sources: Project Environmental Impact Analysis - Initial</p>

		Study/MND; City of Fontana Municipal Code Sections 23-516 (Compliance with mandated best management practices) and 23-519 (Regulation of construction and industrial dischargers; City of Fontana General Plan Public Facilities, Infrastructure and Services Element, Figure 8-5 (Master Storm Drainage Plan); Santa Ana Regional Water Quality Control Board, San Bernardino County Municipal NPDES Storm Water Permit, <a href="http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/san_bernardino_permit.shtml">http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/san_bernardino_permit.shtml</a> , accessed 11/9/2010; California Statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities Order 2009-0009-DWQ <a href="http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml">http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml</a> , accessed 11/9/2010)) )
<b>Water Supply</b>	1	The Fontana Water Company (FWC) provides water service to the project site. The FWC utilizes ground water, surface water, and imported water to supply Fontana residents with potable water. Over the past five years, FWC has expanded its water treatment facilities and increased the number of operating wells pursuant to its 2005 Urban Water Management Plan (UWMP) and has capacity to provide potable water to its service area into the foreseeable future. Water mains are presently located in Sierra Avenue along the property frontage. The project demand for water will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project will incorporate water-conserving measures pursuant to LEED Silver Certification and as required by project mitigation measures (see <a href="#">recommended Mitigation Measure #4b</a> ). (Sources: City of Fontana General Plan, Public Facilities, Services and Infrastructure Element (Water); Fontana Water Company Urban Water Management Plan (2005); Fontana Water Company Water System Master Plan Executive Summary p 10; US EPA Water Management Division, Region IX; Project Environmental Impact Analysis – Initial Study/MND).
<b>Public Safety</b> - Police	1	City of Fontana Police Department, located at 17005 Upland Avenue, is 0.79 miles south of the project site. (Sources: City of Fontana website – Police Department, <a href="http://www.fontana.org/index.aspx?nid=112">http://www.fontana.org/index.aspx?nid=112</a> , accessed 11/11/2010).
- Fire	1	The City of Fontana contracts with the County of San Bernardino Fire Department for fire protection services. The City is located in the Department's Valley Division. The closest County Fire station is Station 78, located at 7110 Citrus Avenue, approximately 1.9 miles northwest of the project site. (Sources: San Bernardino Fire Department, <a href="http://www.sbcfire.org/fire_rescue/valley/stn78.htm">http://www.sbcfire.org/fire_rescue/valley/stn78.htm</a> accessed 11/11/2010).
- Emergency Medical	1	Kaiser Permanente Medical Center Hospital, located at 9961 Sierra Avenue, operates an emergency room. The hospital is located 2.68 miles south of the project site. (Sources: <a href="http://www.mapquest.com">www.mapquest.com</a> ).
<b>Open Space and Recreation</b> - Open Space	1	The Martin Tudor Jurupa Hills Regional Park, located at 11660 Sierra Avenue, is approximately 4.78 miles south of the project site. The Sierra Lakes Golf Course, located at 16600 Clubhouse Drive, is approximately 2.65 miles north of the project site. The San Bernardino National Forest is located approximately 4 miles northeast of the Project site. (Sources: USDA Forest Service – San Bernardino National Forest – Maps & Publications, <a href="http://www.fs.usda.gov">http://www.fs.usda.gov</a> , accessed 11/11/2010; City of Fontana – Parks, location map, <a href="http://www.fontana.org/DocumentView/">http://www.fontana.org/DocumentView/</a> , accessed 11/11/2010; <a href="http://www.mapquest.com">www.mapquest.com</a> ).

- Recreation	1	Bill Martin Park, located at 7881 Juniper Avenue, is approximately 0.5 mile west of the project site. Northgate Park, located at 7800 Celeste Avenue, is 1.62 miles from the project site. The Miller Fitness Center and Park, located at 17004 Arrow Boulevard, is approximately 1.13 miles south of the project site. <b>(Sources:</b> Fontana Parks – location map - <a href="http://www.fontana.org/DocumentView.aspx?DID=1770">http://www.fontana.org/DocumentView.aspx?DID=1770</a> , accessed 11/11/2010; www.mapquest.com).
- Cultural Facilities	1	Project is within 0.79 miles of the regional Lewis Library and Technology Center, located at 8437 Sierra Avenue. The Tibbies Center Stage Theatre, located at 8463 Sierra Avenue is 0.78 miles south of the project site. <b>(Sources:</b> Lewis Library and Technology Center website, <a href="http://www.fontanalibrary.org/">www.fontanalibrary.org/</a> accessed 11/11/2010; Tibbies Center Stage Theatre website <a href="http://www.centerstagefontana.com">www.centerstagefontana.com</a> , accessed 11/11/2010; www.mapquest.com).
<b>Transportation</b>	1	<p>The proposed project is projected to generate approximately 343 daily vehicle trips, 24 of which will occur during the morning peak hour and 30 of which will occur during the evening peak hour. All intersections potentially impacted by the project are currently operating at an acceptable level of service both with and without the project. In 2030, the intersection of Foothill Blvd at Sierra Avenue is expected to operate at an unacceptable level of service in the evening peak hour unless improvements specified in the City's General Plan Circulation Element are made; however, that condition would occur whether or not the project is built. Accordingly, the project in and of itself would have no significant impact on traffic.</p> <p>The project is located on Sierra Avenue, and is well served by public transportation including 4 major regional transportation routes, and is located within 0.65 and 0.50 miles of other existing east/west Omnitrans transit lines and of proposed major transit stations at Foothill/Sierra and Baseline/Sierra. The site is located approximately 1 mile northeast of the regional Metrolink station, which can be accessed via transit routes on Sierra Avenue. A dedicated bike lane is proposed for Sierra Avenue. Proximity to major mass transit routes may reduce the number of vehicle trips generated by the project and will provide residents with accessible alternative transportation (also see recommended Mitigation Measure 4d). <b>(Sources:</b> Project IS/MND p 18-19; Traffic Impact Analysis for City of Fontana 7834 Sierra Avenue Affordable Housing, July 29, 2009; Omnitrans Route Maps <a href="http://www.omnitrans.org/routes/overview.shtml">http://www.omnitrans.org/routes/overview.shtml</a>, accessed 11/10/10; City of Fontana General Plan Circulation Element 2003; City of Fontana Sierra Corridor Redevelopment Plan and Downtown Redevelopment Plan; SCAG/SANBAG Compass Blueprint Implementation Project City of Fontana March 2008).</p>

**Natural Features**

**Source or Documentation**

<b>Water Resources</b>	1	The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, and will not result in alteration of the course of a stream or river in a manner which could potentially result in substantial erosion or siltation on or off site, or result in downstream flooding. The project is conditioned to implement water conservation features (see recommended Mitigation Measure #4b) There are no sole source aquifers in the City. <b>(Sources:</b> City of Fontana General Plan, Public Facilities, Services and Infrastructure Element (Water); US EPA Water Management Division, Region IX; Project
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		Environmental Impact Analysis IS/MND p 20).
<b>Surface Water</b>	4	This project will require Best Management Practices to minimize the potential to contribute to storm water pollution during both the construction and post-construction phases. The project will implement site-specific requirements as outlined in the project's SWPPP and/or as required by the City of Fontana Municipal Code in compliance with the State NPDES General Construction Permit, and SARWQCB (see recommended Mitigation Measures #7a and 7b). (Sources: Project Environmental Impact Analysis – Initial Study/MND p 21; City of Fontana Municipal Code Sections 23-516 (Compliance with mandated best management practices) and 23-519 (Regulation of construction and industrial dischargers; City of Fontana General Plan Public Facilities, Services and Infrastructure Element (Flood Control); Santa Ana Regional Water Quality Control Board, San Bernardino County Municipal NPDES Storm Water Permit, <a href="http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/san_bernardino_permit.shtml">http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/san_bernardino_permit.shtml</a> , accessed 11/9/2010; California Statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities Order 2009-0009-DWQ <a href="http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml">http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml</a> , accessed 11/9/2010)).
<b>Unique Natural Features and Agricultural Lands</b>	1	No unique natural features or mapped agricultural lands are located on the project site. (Sources: Field Observation as recorded in project's Phase I Environmental Site Assessment, p2; Field Observation as recorded in project's Cultural Resources Assessment Section 1.3 p 2; California Department of Conservation, Farmland Mapping and Monitoring Program, Bernardino County Important Farmland Map (Sheet 2 of 2) dated 2008; City Fontana General Plan Open Space and Conservation Element (Agricultural Resources)).
<b>Vegetation and Wildlife</b>	1	The project site is vacant and the soil has been repeatedly turned for orchards and weed abatement. The majority of the site vegetation is currently non-native grasses. The remains of Eucalyptus windrows and older landscape plants are present along the boundaries of the site. Although the site is located within an area identified as containing potential habitat for sensitive species (specifically, foraging habitat for raptors) the only wildlife observed during field surveys were lizards and birds, none of which were endangered or sensitive species. No burrowing owls have been observed on the site. Development of the site will require removal of 24 Eucalyptus trees, one Tree of Heaven, and one Silk Oak tree, which are protected by the City's Tree Preservation Ordinance (Ordinance No. 1126). A certified arborist conducted an arborist study and determined that the trees are in poor condition due to location, age, and growing environment and may be removed by permit. Applicant will comply with the replacement requirements of the City's Tree Preservation Ordinance. Tree removal will be conducted outside of the avian nesting season. A survey for burrowing owls and nesting birds will be conducted no more than 30-days prior to grading permit (see recommended Mitigation Measures #2a and 2b). (Sources: City of Fontana Municipal Code; Arborist Report prepared by Arborist Services, December 19, 2009; Field Observation as recorded in MBA Cultural Resources Survey (2009) p. 2 and Stantec Phase I Environmental Site Assessment (2009) p. 2).

**Other Factors**

**Source or Documentation**

<b>Flood Insurance</b>	1	Flood Insurance is not required under the NFIP because the
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	project is not located in a SFHA as previously documented.
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**NOTE:** The Responsible Entity must additionally document compliance with 24 CFR §58.6 in the ERR, particularly with the Flood Insurance requirements of the Flood Disaster Protection Act and the Buyer Disclosure requirements of the HUD Airport Runway Clear Zone/Clear Zone regulation at 24 CFR 51 Subpart D.

### Summary of Findings and Conclusions

Based on the above information, the proposed project as designed with mitigations incorporated will not result in a significant impact on the quality of the human environment.

### ALTERNATIVES TO THE PROPOSED ACTION

**Alternatives and Project Modifications Considered** [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

1. Fewer residential units at a lower density could be developed at this site. A reduced density project could consist of detached single family residential units, town homes, condominiums or multi-family apartments. Lower density residential development would reduce traffic and air quality impacts, although these are not considered significant at the currently proposed density. There would be potential to reduce demand for energy and potable water, although this would depend on unit size and lot size. However, a reduced density project would not be consistent with the site's zoning, or the intent of the General Plan land use designation, Redevelopment Area Plan and Boulevard Overlay zone and would not contribute units (or would contribute fewer units) to the City's affordable housing stock as compared to the proposed development. The goals and objectives of the project and of the City would not be achieved with this scenario.
2. More units at a higher density could be developed at this site pursuant to the City's zoning code, through the use of a density bonus for affordable housing or by maximizing the density available pursuant to the City's zoning code for affordable housing projects. The project could be economically feasible at a higher density if sufficient public funds are available to provide adequate subsidy to maintain affordability. Additional units would increase the availability of housing affordable to low and very low income families; however, additional units would also generate greater traffic and air quality impacts, require an increase in the height and/or footprint of proposed buildings thus potentially reducing the amount of open space available to residents, potentially reducing the amenities available at the site, and increasing the potential visual impact of the project on the adjacent single family neighborhood. Higher density would also increase demands for potable water and energy. This alternative would be consistent with the goals and objectives of the General Plan Land Use Element and Housing Element and the City's Sierra Corridor Redevelopment Plan; however, because of the potential for increased impacts, it would not be environmentally superior to the preferred alternative.
3. Market rate units could be developed on the site and the same proposed density (12 du/acre). This project would have the same potential impacts to traffic, air quality, community services, energy, and water as the proposed project but would not provide housing for low and very low income families and therefore would not contribute to the City's ability to meet its regional housing needs goals and would reduce the amount of land available in the City for the production of low affordable housing.
4. Affordable housing could be developed at another site. As part of its Compass Blueprint Implementation Project, SANBAG identified an opportunity site for Transit Orient Mixed Use Development at the intersection of Sierra Avenue and Baseline, approximately 0.65 miles north of the proposed project site. The site called for a mix of commercial retail and high density multifamily housing (though not necessarily affordable housing) that would also provide a location of a transit station for future "premium" transit lines. Implementation of an affordable multi-family housing project at this site would require the acquisition and consolidation of properties owned by

three separate entities, a General Plan Amendment to change its land use designation and rezoning of the site from General Commercial. Development on the Alternate Site would also increase the distance tenants would need to travel to access commercial services, public services, parks, libraries, schools, etc. A change in the project site is considered infeasible because the project proponents do not have control of the site and achieving ownership would be difficult since it is not a single property under a single ownership. Implementation of the proposed project would not preclude this alternate site. Lastly, the proposed development on the Alternate Site would not be in conformance with the City's General Plan Land Use Plan, zoning map, and Redevelopment Plan. In addition, project residents would be subject to greater impacts from noise, air quality and traffic due to the increased frontage on two major highways.

**No Action Alternative** [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

1. The project site is currently a vacant field with limited, non-native vegetation and no unique natural features that would give it value in its current state. There is evidence of illegal dumping on the site and potential for the site to become an "attractive nuisance" as development proceeds around it. Taking no action to develop the site would leave an under-utilized property in mid-block along a modified major highway, defeating the intent of the City's General Plan, the Sierra Corridor Redevelopment Plan, and the site's zoning and the City's Boulevard Overlay. No action would also result in the loss of potential affordable housing units for low income families at a site that is ideally located for such a use (i.e., in close proximity to parks, health care, social services, schools, libraries, mass transit, commercial retail and job centers). No development on the site would decrease the site's contribution to traffic, but would not eliminate the most significant adverse conditions at the intersection of Foothill and Sierra, which would occur whether or not the project is built. No action would reduce air quality impacts generated by site development, but the reduction would be de minimis. The benefits of developing the site as proposed far outweigh any potential reduction in potential environmental impacts that might result from a decision not to develop.

**Mitigation Measures Recommended** [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or external factors relating to the proposal should be modified in order to eliminate or minimize adverse environmental impacts.)

**Mitigation #1 (Paleontological Resources):** *Prior to the issuance of grading permits, a qualified paleontologist shall conduct a pre-construction field survey of any portions of the project site underlain by older alluvium. The paleontologist shall submit a report of findings that provides specific recommendations regarding protection of potential resources, including monitoring of the site during grading by a qualified paleontological monitor. Should fossils be found within an area being cleared or graded, the monitor shall immediately divert construction and notify the City of the find. The paleontological monitor will direct salvage of the find. All recovered fossils shall be prepared, identified, and curated for documentation in a summary report and transferred to an appropriate depository (i.e., San Bernardino County Museum).*

**Mitigation #2a (Biological Resources – Nesting Birds):** *No more than 30 days prior to the commencement of tree removal during the nesting season (February – July), all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist. If any active nests are detected, the area shall be flagged and avoided until the nesting cycle is complete.*

**Mitigation #2b (Biological Resources – Burrowing Owl):** *No more than 30-days prior to the issuance of grading permits the project site shall be assessed for the presence of burrowing owl habitat by a qualified biologist pursuant to the California Department of Fish and Game Burrowing Owl Survey Protocol.*

**Mitigation #3 (Air Quality – Dust Control):** The project shall comply with standard dust suppression measures as follows:

- Dust generated on the project site shall be controlled by watering all exposed areas every three hours daily during excavation, and especially during clearing and grading operations. Additional watering on windy or hot days is required to reduce dust emissions.
- Cover stockpiles of sand, soil and similar materials with a tarp.
- All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches.
- In areas where construction is delayed for an extended period of time, the ground shall be re-vegetated to minimize the generation of dust.
- Install a gravel bed apron (3 inches deep,, 25-foot long, 12 feet wide per lane and edged by rock berm or row of stakes), to reduce mud/dirt trackout from unpaved truck exit routes.
- Limit on-site vehicle speeds on unpaved roads to 15 miles per hour.
- Adjacent street(s) shall be swept by Rule 1186 compliant PM<sub>10</sub> efficient vacuum units.

**Mitigation #4a (Greenhouse Gas Emission Control - Energy):** The project shall comply with LEED Silver Standard energy efficiency requirements, specifically:

- The project shall install energy efficient lighting (e.g., light emitting diodes [LEDs], heating and cooling systems, appliances, equipment and control systems).
- The project shall reduce unnecessary outdoor lighting without compromising site safety and security.

**Mitigation #4b (Greenhouse Gas Emission Reduction – Water Efficiency):** The project shall comply with LEED Silver Standard water efficiency requirements, specifically:

- The project shall incorporate water use reducing features into building and landscape design
- The project shall utilize drought-tolerant landscape materials to the extent feasible
- The project shall install water-efficient irrigation systems and devise such as soil moisture based irrigation controls and use water-efficient irrigation methods.
- The project shall install water-efficient fixtures and appliances

**Mitigation #4c (Greenhouse Gas Emission Reduction – Materials Recycling):** The project shall provide for the reuse and recycling of construction and demolition waste including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard and shall work with the City-contracted waste hauler to implement an easy, convenient recycling program for residents as part of the project's operation.

**Mitigation Measure 4d (Greenhouse Gas Emission Reduction – Transportation & Linkage):** The project shall:

- Include pedestrian and bicycle facilities within the project and ensure that non-motorized routes are maintained and enhanced
- Connect open spaces, buildings, and recreational amenities through shared pedestrian/bike paths and trails to encourage walking and bicycling.
- Provide residents with access to information regarding public transit including routes and schedule to encourage reduction in the use of personal motor vehicles.

**Mitigation #5a (Noise Abatement – Balconies and Patios):** Balconies or patios located along Sierra Avenue shall incorporate a noise barrier that is at least 42 inches high as measured from the floor. Acceptable materials for the construction of the barrier shall have a weight of 3.5 pounds per square foot of surface area and may be composed of the following: Masonry block, stucco veneer over wood framing or foam core, glass, Plexiglas, or Lexan (1/4 inch thick). The barrier may also be constructed out of a combination of the above listed materials.

**Mitigation Measure #5b (Noise Abatement – Windows):** Windows in the manager's unit located in Building A facing Sierra Avenue shall have a minimum Outdoor Indoor Transmission Class (OITC) rating of 24.

**Mitigation Measure #5c (Noise Abatement – HVAC):** Centralized heating/ventilation/air-conditioning (HVAC) shall be provided to ensure that interior noise levels will be below 45 dBA CNEL with the windows and doors closed.

**Mitigation Measure #5d (Construction Noise Abatement):** The following shall be implemented when construction is to be conducted within 500 feet of adjacent residential uses:

- The City shall restrict noise intensive construction activities to the days and hours specified under Section 18-63 of the City of Fontana Municipal Code. These days and hours shall also apply to any servicing of equipment and to the delivery of materials to, to removal of materials from, the site.
- All construction equipment shall be equipped with mufflers and sound control devices (e.g., intake silencers and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an unmuffled exhaust.
- The City shall require that the contractor maintain and tune-up all construction equipment to minimize noise emissions.
- Stationary equipment shall be placed so as to maintain the greatest possible distance from sensitive uses.
- All equipment servicing shall be performed so as to maintain the greatest possible distance between the servicing activity and adjacent sensitive use structures.
- The construction contractor shall provide an on-site name and phone number of a contact person who shall be responsible for noise abatement.
- Idling of trucks or other equipment shall not exceed 5 consecutive minutes.

**Mitigation Measure #6 (Soil Contamination Testing):** Prior to the issuance of grading permits, the applicant shall conduct a limited Phase 2 Environmental Site assessment consisting of the collection of shallow soil samples and laboratory analysis to assess the potential presence of organo-chlorine pesticides. If measurable traces are found, a mitigation plan shall be prepared and implemented.

**Mitigation #7a (Storm Water Management - Best Management Practices):** Prior to the issuance of grading permits a Storm Water Quality Management Plan, prepared pursuant to the requirements of the City's Municipal Storm Water Management Plan, and/or Storm Water Pollution Prevention Plan (SWPPP), shall be submitted to the City and to the Santa Ana Regional Water Quality Control Board for approval. Project construction will be required to adhere to the requirements of the project's SWQMP and/or SWPPP which shall include the installation and maintenance of defined Best Management Practices (BMPs) for both construction and post construction phases of the project so as to achieve compliance with the goals of the San Bernardino County Urban Storm Water Runoff Program in conformance with the Federal National Pollutant Discharge Elimination System (NPDES) program established by the Clean Water Act.

**Mitigation #7b (Urban Runoff Management – Post Construction BMPs):** Best Management Practices elements shall be incorporated into the final site design to mitigate potential storm water, drainage, and water quality impacts for the project site.

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#### **Additional Studies Performed** (Attach studies or summaries)

See attached additional studies provided in digital format:

1. Phase I Environmental Site Assessment for 7806, 7834, and 7844 Sierra Avenue (Stantec, September 10, 2009)

2. Report of Soil Percolation Rate for WQMP BMP Design (Soils Southwest, June 30, 2009)
3. Cultural Resources Assessment of the Palm Desert Development Conceptual Plan at APN 0190-141-04, -09, -010 (MBA, July 14, 2009)
4. Report of Soils and Foundation Evaluations, Proposed Apartment complex 7806, 7834, & 7844 Sierra Avenue, Fontana, CA (Soils Southwest, May 6, 2009)
5. City of Fontana 7834 Sierra Avenue Affordable Housing Traffic Impact Analysis (Kunzman Associates, July 29, 2009)
6. Preliminary Grading Plan for Design Review Application PAM 09-020
7. Toscana Apartments Air Quality Report – URBEMIS2007 Modeling (RBF, November 16, 2010)
8. Arborist Report (Arborist Services, December 19, 2009)
9. Environmental Impact Analysis Initial Study/Mitigated Negative Declaration – Design Review No. 09-010 (City of Fontana, January 27, 2010)

### List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

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2. California Statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities Order 2009-0009-DWQ
3. FEMA Flood Insurance Rate Map (FIRM) Community Panel Number \*\*\*06071C-8656 H, dated January 6, 2010).
4. City of Fontana General Plan (2003) – Various Elements and Figures
5. City of Fontana General Plan EIR (2003) – Various Sections
6. City of Fontana General Plan Land Use Map (2003)
7. City of Fontana Municipal Code – Various Chapters as amended through November, 2010
8. City of Fontana Municipal Storm Water Management Plan (2005)
9. City of Fontana Zoning Map (2004 and as amended through 2010)
10. County of San Bernardino Fire Department HAZMAT Area Files – County of San Bernardino Fire Department, Hazardous Materials Division
11. EPA News Release 11/8/2010 PM2.5 Plans for South Coast;
12. Google Earth – Intersection of Sierra Avenue and Foothill Boulevard and points north/south (identification of location of commercial retail and related services)
13. Project Plan of Basic Services prepared by LifeSTEP
14. Redevelopment Plan for the Sierra Corridor Commercial Redevelopment Project Area (Adopted 1992)
15. SCAG/SANBAG Compass Blueprint Implementation Project City of Fontana March 2008
16. **State Historical Preservation Office Correspondence (This needs to be done)** Area-Wide Urban Storm Water Permit NPDES No. CAS618036/Order No. R8-2002-0012; [http://www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/san\\_bernardino\\_permit.shtml](http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/san_bernardino_permit.shtml)
17. Burrtec Service Area – Fontana <http://www.burrtec.com/fontana>
18. CA Dept. of Toxic Substances Control Envirostor Cleanup Sites (Cortese List) [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)
19. California Department of Conservation, Farmland Mapping and Monitoring Program, Bernardino County Important Farmland Map (Sheet 2 of 2) dated 2008 [ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/sbd08\\_so.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/sbd08_so.pdf)
20. California Hazardous Waste Permitted Facilities <http://www.envirostor.dtsc.ca.gov/public/>
21. Comprehensive Land Use Plan for the Rialto Municipal Airport/Safety Zone III, <http://www.sbcounty.gov/landuseservices/ACLUPs/Rialto%20ACLUP.pdf>
22. EPA Region 9 Clean-up sites in California <http://www.epa.gov/region9/cleanup/california.html>
23. Fontana Unified School District, School Attendance Boundaries, Maps, <http://www.fusd.net/scripts/whatschool/WhatSchool2011.asp>
24. Green Building Council (USGBC) Leed Silver Standards – LEED 2009 for New Construction and Major Renovations <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220>
25. National Park Service, National Wild and Scenic Rivers GIS Map – California <http://www.rivers.gov/>
26. Omnitrans Route Maps and Schedules <http://www.omnitrans.org/routes/overview.shtml>, accessed 11/10/10
27. San Bernardino County Department of Human Services, Transitional Assistance Department (TAD), <http://hss.sbcounty.gov/hss/tad/default.asp>
28. South Coast Air Quality Management District SIP Approved Rules <http://www.aqmd.gov/titlev/SIPRules.htm>
29. South Coast District Office Jurisdictional Boundary – Coastal Zone Boundary <http://www.coastal.ca.gov/pdf>

30. State Water Resources Control Board Geotracker Map Cleanup Sites  
<https://geotracker.waterboards.ca.gov/>
31. US EPA Water Management Division, Region IX – Sole Source Aquifer Map,  
<http://www.epa.gov/region9/water/groundwater/ssa.html>,
32. USFWS Delhi Sands Flower-loving fly Recovery Plan (1997) and 5-Year Review (2008),  
[http://ecos.fws.gov/docs/recovery\\_plan/970914.pdf](http://ecos.fws.gov/docs/recovery_plan/970914.pdf)
33. USFWS National Wetlands Inventory, <http://137.227.242.85/wetland/wetland.html>
34. <https://www.arrowheadmedcenter.org/>
35. <https://members.kaiserpermanente.org/.../facility.do?id>
36. <http://www.metropolitanclinic.com/Images/IndMedInsertsDownload.pdf>

### **List of Sources, Agencies and Persons Consulted, Con't.**

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38. City of Fontana Sewer Fee Schedule and boundary <http://www.fontana.org/DocumentView.aspx?DID=3974>
39. City of Fontana – Parks, location map, <http://www.fontana.org/DocumentView>
40. City of Fontana website – Police Department, <http://www.fontana.org/index.aspx?nid=112>
41. City of Fontana 7834 Sierra Avenue Affordable Housing Traffic Impact Analysis (Kunzman Associates, July 29, 2009)
42. Contact – Jeffrey Tartagliano, Director of Land Development, Palm Desert Development Company (Response to Questions)
43. County of San Bernardino Department of Public Works, Solid Waste Management, Waste Disposal Sites (Mid Valley Landfill) <http://www.sbcounty.gov/dpw/solidwaste/sites.asp>
44. Cultural Resources Assessment of the Palm Desert Development Conceptual Plan at APN 0190-141-04, 09, -010 (Michael Brandman Associates (MBA), July 14, 2009)
45. Design Review No 09-010 Environmental Analysis – Initial Study/Mitigated Negative Declaration, dated January 27, 2010, prepared by Paul Gonzales, Associate Planner
46. Field Observation conducted August 20, 2009 by Jason Adelaars, Staff Scientist (Stantec)
47. Field Observation conducted June 24, 2009 and July 7, 2009 by Michael Dice, Senior Archaeologist (MBA)
48. Fontana Water Company Urban Water Management Plan (2005)
49. Fontana Water Company Water System Master Plan Executive Summary p 10;
50. IEUA Regional Plant No. 1 at IEUA website, <http://www.ieua.org/facilities/rp1.html> accessed 11/11/2010
51. Lewis Library and Technology Center [www.fontanalibrary.org/](http://www.fontanalibrary.org/)
52. Phase I Environmental Site Assessment for 7806, 7834, & 7844 Sierra Avenue (Stantec – September 10, 2009)
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55. San Bernardino Fire Department, [http://www.sbcfire.org/fire\\_rescue/valley/stn78.htm](http://www.sbcfire.org/fire_rescue/valley/stn78.htm)
56. Site Photographs – Photographic Record by Stantec dated August 20, 2009
57. Toscana Apartment Revised Site Plan (Palm Desert Development Company)
58. Tibbies Center Stage Theatre [www.centerstagefontana.com](http://www.centerstagefontana.com)
59. URBMIS Model – Toscana Apartments (RBF, November 16, 2010)
60. USDA Forest Service – San Bernardino National Forest – Maps & Publications, <http://www.fs.usda.gov>
61. [www.mapquest.com](http://www.mapquest.com) for distances to various community resources