

Appendix A  
Notice of Preparation, Initial Study

I-15 Logistics Project  
Draft Environmental Impact Report

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**Appendix A.1**  
**Notice of Preparation**

I-15 Logistics Project  
Draft Environmental Impact Report

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**City of Fontana  
Planning Division  
8353 Sierra Avenue  
Fontana, CA 92335**

## **Notice of Preparation of a Draft EIR and Scoping Meeting and Notice for a Community Meeting for proposed Annexation**

**Date:** January 16, 2018  
**To:** Interested Parties  
**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting and Notice for a Community Meeting for a proposed Annexation  
**Project Title:** Caprock Warehouse Project

The City of Fontana, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Caprock Warehouse Project (project). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

The purpose of this notice is to:

- 1) serve as the Notice of Preparation of an Environmental Impact Report for the Office of Planning and Research (OPR), Responsible Agencies, public agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project, pursuant to CEQA Guidelines Section 15082; and
- 2) advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any other related issues, from interested parties, including interested or affected members of the public.

### **Project Location**

The project site is located within the unincorporated portion of San Bernardino County just north of Interstate 15 (I-15), south of Sierra Avenue, east of Lytle Creek Road and within the northern portion of the City's sphere of influence. The project site is situated at the base of lower slopes of the San Gabriel Mountains and the San Bernardino National Forest located to the northwest. Regional access to the site is from I-15 via the Sierra Avenue interchange, and Interstate 210 (I-210) via the Citrus or Sierra Avenue interchanges. Local access to the project site would be provided via Lytle Creek Road. For additional information regarding the location and exhibits please contact DiTanyon Johnson, as seen below.

### **Project Description**

The proposed project involves the development of a new warehouse facility, the realignment of Lytle Creek road, and the annexation of these and additional areas into the City of Fontana. The total annexation area would be 149 acres. The project also involves sphere of influence expansion for the City and West Valley Water District; rezoning and land use designation consistent with City standards; and annexation into the West

Notice of Preparation

January 2018

Valley and San Bernardino Valley Municipal Water District service areas. The proposed warehouse would be approximately 1,175,720 square feet, including two office spaces and other associated amenities, on 76 acres. The project components, and associated entitlements are further described in the Initial Study.

## EIR Scope

An Initial Study addressing the potential environmental impacts associated with the project has been prepared. This Initial Study was prepared in compliance with CEQA (Public Resources Code Sections 21000 et seq.), and the CEQA Guidelines. The purpose of an Initial Study is to provide a preliminary analysis of a project to determine whether a negative declaration, a mitigated negative declaration, or an environmental impact report should be prepared. Since the City of Fontana, as the CEQA lead agency, identified the need for an EIR, an Initial Study was prepared to refine the scope of the EIR, identify resource areas that will be eliminated from further analysis, and to solicit public input on the scope of the EIR.

The lead agency has determined through the Initial Study process that the following environmental considerations may result in potentially significant effects as a result of the proposed project:

- Aesthetics
- Air Quality
- Biology
- Cultural Resources
- Geology and Soils
- Greenhouse Gas
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Traffic/Circulation
- Tribal Cultural Resources

The EIR will assess the effects of the project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant project impacts.

## Responsible Agencies

A responsible agency means a public agency other than the lead agency, which has permitting authority or approval power over some aspect of the overall project. This Notice provides a description of the project and solicits comments from responsible agencies, trustee agencies, federal, state and local agencies, and other interested parties on the scope and content of the environmental document to be prepared to analyze the environmental impacts of the project. Comments received in response to this Notice will be reviewed and considered by the lead agency in determining the scope of the EIR.

Due to time limits, as defined by CEQA, your response should be sent at the earliest possible date, but no later than thirty (30) days after publication of this notice. We need to know the views of your agency as to the scope and content of the environmental information that is germane to you or to your agency's statutory responsibilities in connection with the project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

## **Opportunity for Public Review and Comment**

This Notice, and the Initial Study for this project are available for public review on the City's website at:  
<https://www.fontana.org/2137/Environmental-Documents>

Additionally, copies of the NOP and Initial Study are available for public review at the below locations. Contact locations to confirm hours.

***City of Fontana  
Planning Division***

8533 Sierra Avenue  
Fontana, CA 92335  
(909) 350-6718

MON-THURS: 8 AM – 6 PM

***Summit Branch Library***

15551 Summit Avenue  
Fontana, CA 92336  
(909) 357-5950 ext. 3024

SAT: 9 AM – 5 PM

SUN – THURS: 3 – 8 PM

***Fontana Lewis Library***

8437 Sierra Avenue  
Fontana, CA 92335  
(909) 574-4500

SAT: 10 AM – 6 PM

SUN: Noon – 5 PM

MON – THURS: 10 AM – 9PM

## **COMMENTS**

We would like to hear what you think. Please submit your comments by 5:00 p.m. on February 16, 2018 to:

DiTanyon Johnson  
City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

Phone: (909) 350-6678  
Fax: (909) 350-7676  
Email: [djohnson@fontana.org](mailto:djohnson@fontana.org)

Please include the name, phone number, and address of your agency's contact person in your response.

## **Scoping Meeting**

The CEQA process encourages environmentally related comments and questions from the public throughout the planning process. Consistent with Section 21083.9 of the CEQA statute, a Public Scoping Meeting will be held to solicit environmentally related public comments on the scope and content of the EIR.

## **Community Meeting for Annexation**

As part of the annexation process the Community Meeting is a way to engage the interested parties in the process and to solicit any comments and to address any concerns.

The meetings will be held on:

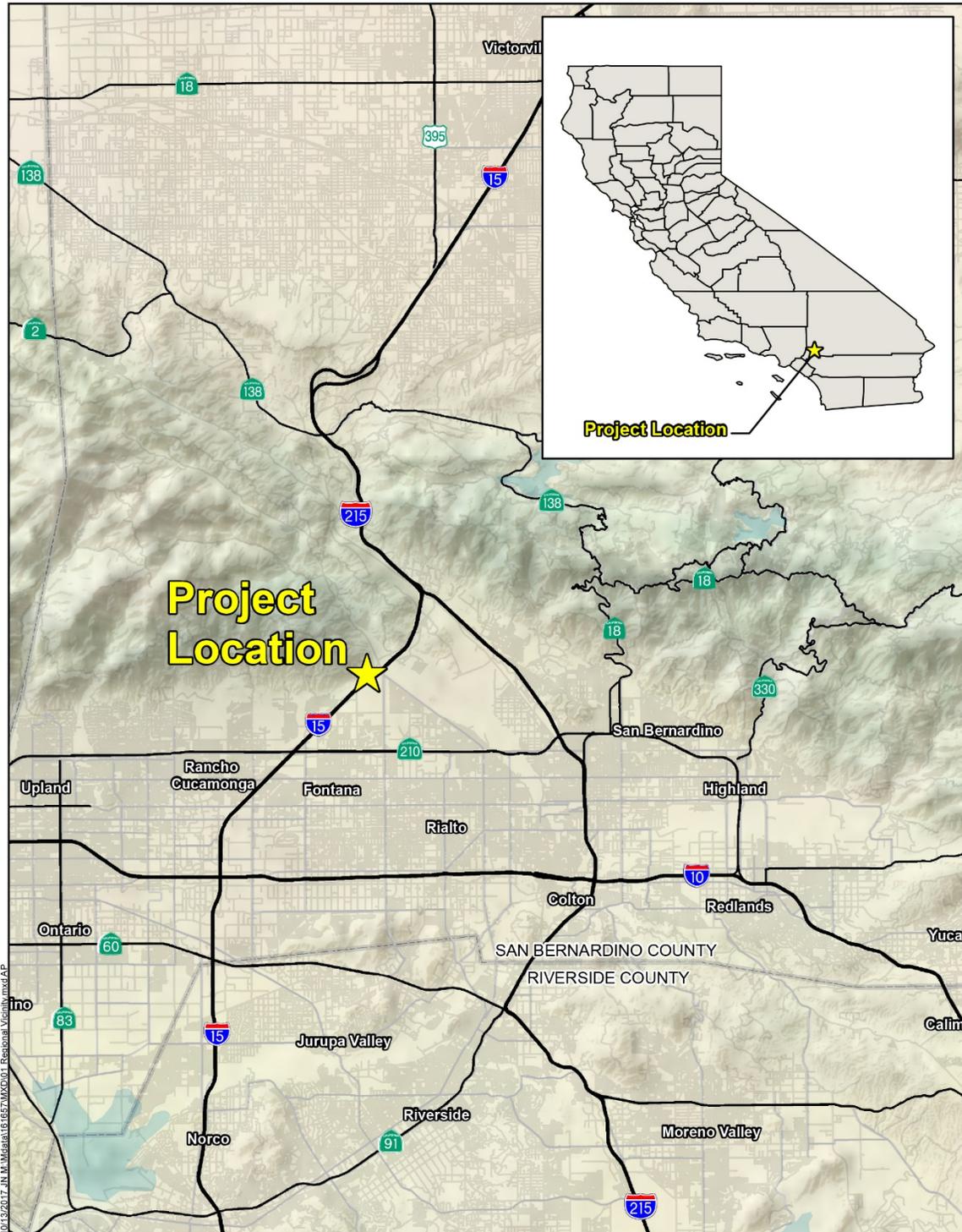
**Date and Time:** January 31, 2018 from 5:00 to 6:30 pm

**Place:** City of Fontana  
Development Services Office Building  
8353 Sierra Avenue  
(909) 350-6678

Attachments:

Exhibit 1 - Regional Vicinity Map

Exhibit 2 - Project Vicinity Map



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CAPROCK WAREHOUSE PROJECT  
INITIAL STUDY

Michael Baker  
INTERNATIONAL

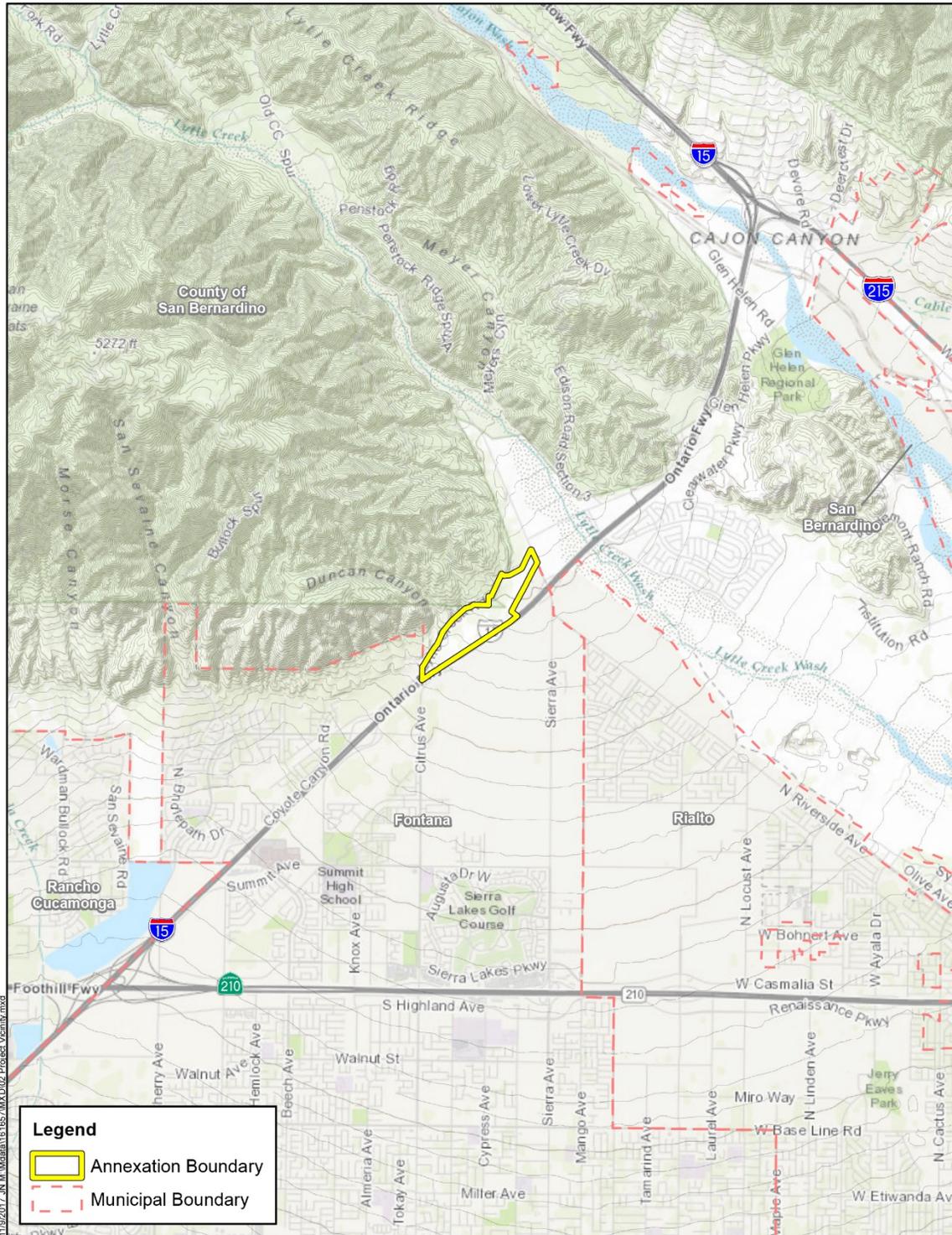
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Source: ESRI Relief Map, National Highway Planning Network

Regional Vicinity

Exhibit 1

City of Fontana  
Caprock Warehouse Project

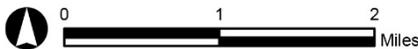


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**Legend**

- Annexation Boundary
- Municipal Boundary

**Michael Baker**  
INTERNATIONAL



Source: ESRI USA Topographic Basemap, San Bernardino County, United States Geological Survey

CAPROCK WAREHOUSE PROJECT  
INITIAL STUDY  
**Project Vicinity**

Exhibit 2

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# Appendix A.2

## Initial Study

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# CapRock Warehouse Project

## INITIAL STUDY

**December 2017**



*Prepared for:*

**City of Fontana**  
Planning Division  
8353 Sierra Avenue  
Fontana, CA 92335

*Environmental Consultant:*

**Michael Baker**  
INTERNATIONAL

**Michael Baker International**  
Environmental Planning Division  
3536 Concourse Street, Suite 100  
Ontario, CA 91764



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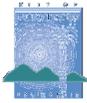
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## 1.0 INTRODUCTION AND PURPOSE OF THE INITIAL STUDY

This section of the Initial Study (IS) describes the intended uses of the IS, documents incorporated by reference, and the process and procedures governing the preparation of the environmental document. Included in this section is a discussion of issues determined to be less than significant. This section also identifies topic areas of discussion that would have a potentially significant impact in the environment. The IS serves to screen out areas that do not require further analysis; however, it allows potentially significant impact areas to be identified and further analyzed in an Environmental Impact Report (EIR).

### 1.1 Format and Content of the Initial Study

The Initial Study, in its entirety, comprises the following components:

- Section 1.0** Introduction and Purpose. Discusses the document's purpose, format and content, California Environmental Quality Act (CEQA) requirements, the planning context under which the document was prepared, the Initial Study findings, a summary of the public review and processing of the document, and a list of the technical reports used to prepare the document.
- Section 2.0** Project Description. Provides a detailed description of the proposed project and the discretionary actions required to implement the project.
- Section 3.0** Environmental Checklist. Provides the completed Initial Study and its associated analyses and mitigation measures documenting the reasons to support the findings and conclusions of the Initial Study.
- Section 4.0** References. Lists all plans, policies, regulatory requirements, and other documentation that are incorporated by reference in this document pursuant to CEQA Guidelines Section 15150.
- Section 5.0** Preparers. Lists all the persons who were involved in the preparation of the IS.

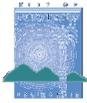
### 1.2 Purpose of the Initial Study

This document is an IS prepared in accordance with CEQA, including all criteria, standards, and procedures of the act (California Public Resource Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq.).

This Initial Study is an informational document intended for use by the City of Fontana, its City Council and Planning Commission, responsible agencies, and members of the public in evaluating the physical environmental effects of the proposed project. This IS was compiled by the City of Fontana with the assistance of Michael Baker International (Michael Baker). The City of Fontana is serving as the lead agency for the proposed project pursuant to CEQA Section 21067 and CEQA Guidelines Article 4 and Section 15367. The term *lead agency* refers to the public agency that has the principal responsibility for carrying out or approving a project.

#### 1.2.1 CEQA Objectives

CEQA (Public Resources Code Section 21000, et seq.) requires that before a public agency decides to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself



about the project’s potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

The principal objectives of CEQA are to (1) inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities; (2) identify the ways that environmental damage can be avoided or significantly reduced; (3) prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and (4) disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

### **1.3 Planning Context**

#### **1.3.1 Governing Body**

The project site is within the jurisdiction of the County of San Bernardino, with a portion of the site located in the City of Fontana’s Sphere of Influence. A modification of the City’s Sphere of Influence is proposed to encompass the entire project area, and is proposed for annexation into the city. The annexation would be processed by the San Bernardino County Local Agency Formation Commission (LAFCO). Once the site is annexed, it would be within the jurisdiction of the City of Fontana. As such, development activities that occur in the city are addressed by the City of Fontana General Plan and Municipal Code.

#### **1.3.2 General Plan**

As described above, the proposed project would be subject to the City of Fontana General Plan, which was adopted on October 21, 2003, and is in the process of being updated.

The General Plan serves as the major tool for directing growth within the city and presents a comprehensive plan to accommodate the city’s growth. Vision statements in the General Plan serve as a guide for the plan and its implementation. Based on the vision, proposals and initiatives can be analyzed to determine if they are in accordance with the long-range future potential of the city and thus, are beneficial to the community.

Seven General Plan elements are mandated by the State: Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. In addition, the City has adopted the following optional elements: Community Design, Economic Development, Public Facilities, Services and Infrastructure, Air Quality, and Parks, Recreation, and Trails.

#### **1.3.3 General Plan Land Use Designations**

The project site is currently subject to the County General Plan. The County General Plan land use designations for the project site are Single Residential (RS), which allows for single residential dwellings; Rural Living (RL), which designates sites for rural residential uses, incidental agricultural uses, and similar and compatible uses; and Institutional (IN), which designates sites for public and quasi-public uses, facilities, and similar and compatible uses. A summary of land use designations is included below in Table 3, *Existing General Plan Land Use Designation and Zoning*.



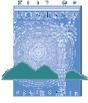
### 1.3.3 Zoning

The project site is currently subject to County zoning districts. The County zoning district for the project site is Single Residential 1-acre minimum (RS-1), Rural Living (RL), and Institutional (IN). RS-1 zoning allows single-family residential uses, incidental agricultural and recreational uses, and similar and compatible uses with a minimum 1-acre size lot. RL zoning allows rural residential uses, incidental agricultural uses, and similar and compatible uses. IN zoning allows public and quasi-public uses, facilities, and similar and compatible uses. designate

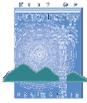
## **1.4 Initial Study Findings**

Section 3.0 of this document contains the Environmental Checklist that was prepared for the proposed project pursuant to CEQA requirements. The Environmental Checklist indicates that the proposed project would result in no impacts or less than significant environmental effects under the issue areas of agriculture and forestry resources, mineral resources, population and housing, and recreation.

The Environmental Checklist indicates that the proposed project would potentially result in significant environmental effects under the issue areas of aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, traffic/transportation, tribal cultural resources, and utilities and service systems. Therefore, these subjects are recommended for further evaluation in an Environmental Impact Report.



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## 2.0 PROJECT DESCRIPTION

### 2.1 Project Location

The project site is located in unincorporated San Bernardino County just north of Interstate 15 (I-15), south of Sierra Avenue, east of Lytle Creek Road, and in the northern portion of the City of Fontana's Sphere of Influence. More specifically, the project site is located near the base of the lower slopes of the San Gabriel Mountains, with the San Bernardino National Forest located to the northwest. Regional access to the site is from I-15 via the Sierra Avenue interchange and from Interstate 210 (I-210) via the Citrus or Sierra Avenue interchanges. Local access to the project site would be via Lytle Creek Road. Refer to Exhibit 1, *Regional Vicinity*, and Exhibit 2, *Project Vicinity*.

### 2.2 Proposed Project

The proposed project involves the development of a new warehouse facility, the realignment of Lytle Creek road, and the annexation of these components, and additional areas into the City of Fontana. The total annexation area would be 149 acres, and the project components, and associated entitlements are further described herein.

#### 2.2.1 Sphere of Influence and Annexation

The City's designated sphere of influence includes most, but not all of the project site. Therefore, an expansion of the City's sphere of influence is proposed to include the entire project area. The project area would be pre-zoned, consistent with City of Fontana land use and zoning designations. See the Discretionary Actions subsection below for details on the specific zoning and land use designations proposed.

The proposed annexation would include approximately 22 parcels, inclusive of the warehouse site, and portions of the road right-of-way (ROW) for Lytle Creek Road, Sierra Avenue, and I-15.

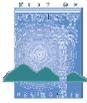
#### WATER SERVICE

The West Valley Water District (West Valley) provides retail water service to the City of Fontana, and portions of unincorporated San Bernardino County. West Valley's existing service area and its sphere of influence area do not fully cover the project site. Therefore, an expansion of West Valley's sphere of influence is proposed to fully cover the project area. Annexation of the project into West Valley's service area is proposed so it can provide water service to this future area of the city. San Bernardino Valley Municipal Water District (SBVMWD) is a wholesale water provider and State Water Contractor, and provides water to the City and West Valley. SBMWD's existing service area does not fully include the project site. Therefore, annexation of the project into SBVMWD's service area is proposed so that the it can provide wholesale water service for this future area of the city.

#### 2.2.2 Warehouse Project

The proposed warehouse project consists of a concrete tilt-up logistics warehouse of approximately 1,175,720 square feet on approximately 76 acres. The warehouse project would include two office spaces that would total approximately 30,000 square feet and would be located on the northeast and southeast corners of the proposed warehouse with associated facilities and improvements such as a guard booth, parking, landscaping, and a detention basin. See Exhibit 5, *Conceptual Site Plan*, and Exhibit 6, *Elevations*.

There would be a total of 406 automobile parking stalls constructed for employee parking with access from a new public access road and Lytle Creek Road. Parking and site paving would be concrete and asphalt and would represent approximately 77 percent of the site coverage. Truck access would be via the new public access road,



and the dockyard would include 309 trailer stalls and 199 dock doors. Additionally, a 3-acre on-site detention flood control/infiltration basin would be located in the southeast portion of the project site. All existing structures on the project site would be demolished prior to project construction.

The project would include on- and off-site utility connections and street improvements: water, sewer, storm drain facilities, and street frontage improvements on Lytle Creek Road. Water improvements would tie in to existing 12-inch lines adjacent to the site. Sewer would be provided by installing a privately maintained lift station, which will tie into the sewer system that runs down Sierra Avenue to the manhole near Segovia Lane. Storm drain improvements would include the installation of underground collection pipes and a 3-acre retention basin.

### 2.2.3 Lytle Creek Road Realignment

Additionally, the project would include the construction of a new Lytle Creek Road to Sierra Avenue extension from the property's northern boundary and continuing northeast for approximately 0.42 mile. The proposed road realignment will be consistent with the General Plan Circulation Element. See Exhibit 7, *City of Fontana Circulation Master Plan Map*, and Exhibit 8, *Proposed Road Realignment*.

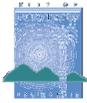
## 2.3 Proposed Entitlements

The proposed project will be entitled through the City of Fontana with applications configured to achieve one of two entitlement options, which are detailed below.

The sphere of influence expansion and annexation would also require authorization by the San Bernardino County Local Agency Formation Commission (LAFCO). In addition, both options would involve a sphere of influence expansion for West Valley Water District, and project annexation into the service areas for West Valley and SBVMWD.

### OPTION NO. 1

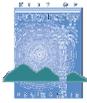
1. Annexation No. 16-001, as proposed, would amend the City's Sphere of Influence to include Assessor's Parcel Number (APN) 0239-041-15 and portions of APNs 0239-091-13 and -14, encompassing approximately 1.5 acres, and annex a total of 22 parcels and portions of road right-of-way encompassing approximately 149 acres into the city.
2. General Plan Amendment No. 15-005, as proposed, would:
  - a. Assign a General Plan land use designation of Residential Estate (R-E) to APN 0239-041-15 and to the portions of APNs 0239-091-13 and -14 that currently do not have a General Plan designation, refer to *Exhibit 9, Existing General Plan Land Use Designation*.
  - b. Change the General Plan land use designation on approximately 76 acres from Residential Estate (R-E) and General Commercial (C-2) to Light Industrial (M-1) and change APN 0239-093-08 from Residential Estate (R-E) to Public Utility Corridor (P-UC).
3. General Plan Amendment No. 17-001 as proposed would change the General Plan Circulation Element designation for Lytle Creek Road from a four-lane Secondary Highway to a two-lane Collector.
4. Zone Change No. 15-009, as proposed, would:
  - a. Assign a pre-zone designation of Residential Estate (R-E) to APN 0239-041-15 and to the portions of APNs 0239-091-13 and -14 that currently do not have a pre-zone designation.



- b. Change the zoning on approximately 76 acres from Residential Estate (R-E) and General Commercial (C-2) to Light Industrial (M-1) and change the zoning on APN 0239-093-08 from Residential Estate (R-E) to Public Utility Corridor (P-UC).
5. Development Agreement No. 16-001 would be a Development Agreement (DA) between the City of Fontana and I-15 Logistics, LLC, for the proposed warehouse project. The agreement has not yet been finalized. Items to be established by the DA include the following:
  - Any off-site improvement requirements for the development as determined by the technical analysis associated with the Environmental Impact Report.
  - The entitlements and the net Development Impact Fees associated with the development of the proposed industrial warehouse.
6. Design Review No. 16-003 would include the approval of the plan, site improvements, and building elevations (architecture) for the approximately 1,175,720-square-foot warehouse building.
7. Tentative Parcel Map No. 19712 would merge the parcels associated with the proposed warehouse project into one parcel of approximately 76 acres (see Exhibit 5, *Conceptual Site Plan*).

**OPTION NO. 2**

1. Annexation No. 16-001, as proposed, would amend the City's Sphere of Influence to include Assessor's Parcel Number (APN) 0239-041-15 and portions of APNs 0239-091-13 and -14, encompassing approximately 1.5 acres, and annex a total of 22 parcels and portions of road right-of-way encompassing approximately 149 acres into the city.
2. General Plan Amendment No. 15-005, as proposed, would:
  - a. Assign a General Plan land use designation of Residential Estate (R-E) to APN 0239-041-15 and to the portions of APNs 0239-091-13 and -14 that currently do not have a General Plan designation, refer to *Exhibit 9, Existing General Plan Land Use Designation*.
  - b. Change the General Plan land use designation on approximately 76 acres from Residential Estate (R-E) and General Commercial (C-2) to Regional Mixed Use (R-MU).
3. General Plan Amendment No. 17-001, as proposed, would change the General Plan Circulation Element designation for Lytle Creek Road from a four-lane Secondary Highway to a two-lane Collector.
4. Zone Change No. 15-009, as proposed, would:
  - a. Assign a pre-zone designation of Residential Estate (R-E) to APN 0239-041-15 and to the portions of APNs 0239-091-13 and -14 that currently do not have a pre-zone designation.
  - b. Change the zoning on approximately 76 acres from Residential Estate (R-E) and General Commercial (C-2) to Regional Mixed Use (R-MU).
  - c. Modify the language in Division 9 (Warehouse Distribution/Logistic Overlay District) and the boundaries shown in Figure 1 (Warehouse Distribution Logistic Overlay Boundary Map) of Division 9 of the Fontana Municipal Code to reflect the addition of the warehouse project site (76 acres) to the overlay district.
5. Zone Change No. 16-013, as proposed, would apply the Warehouse Distribution/Logistic Overlay District to approximately 76 acres.



6. Development Agreement No. 16-001 would be a Development Agreement (DA) between the City of Fontana and I-15 Logistics, LLC, for the proposed warehouse project. The agreement has not yet been finalized. Items to be established by the DA include the following:
  - Any off-site improvement requirements for the development as determined by the technical analysis associated with the Environmental Impact Report.
  - The entitlements and the net Development Impact Fees associated with the development of the proposed industrial warehouse.
7. Design Review No. 16-003 would include the approval of the plan, site improvements, and building elevations (architecture) for the approximately 1,175,720-square-foot warehouse building.
8. Conditional Use Permit (CUP 16-029), to permit a logistics warehouse within the WDLOD.
9. Tentative Parcel Map No. 19712 would merge the parcels associated with the proposed warehouse project into one parcel of approximately 76 acres (see Exhibit 5, *Conceptual Site Plan*).

See Exhibit 10, *Proposed Zoning – Option 1*; Exhibit 11, *Tentative Parcel Map*; and Exhibit 12, *Proposed Zoning – Option 2*.

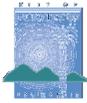
## 2.4 Existing Site Conditions

The project site is currently occupied by eight single-family residences and associated vacant unimproved land. In addition to the current dwelling units, the property is improved with paved parking areas and associated landscaping. The total project area would encompass approximately 149 acres comprising the proposed warehouse site and associated amenities, the Sphere of Influence extension, and the annexation parcels. The warehouse development is approximately 76 acres, located within a portion of the larger 149-acre project site.

The site is generally covered by low-growing annual grasses, scrub-type plants, and a limited number of clustered trees, generally located adjacent to the existing residences and structures. More recent uses of the parcels include storage of woodpiles, assorted vehicles, and watercraft, as well as livestock farming. Most of the site consists of undeveloped land associated with past agrarian activities. Signs of previous disturbance from grading and weed abatement activity are common throughout the site; no indications of current farming or other land use are evident. The site contains overhead and underground utilities that were observed or indicated by Underground Service Alert markings along Lytle Creek Road. It has also been documented that the Cucamonga Fault Zone (CFZ) runs generally along the site’s northwestern boundary. The project site is adjacent to an approximately 350-foot-wide Southern California Edison (SCE) strip/power line directly north of the project site boundary. Refer to Exhibit 3, *Project Footprint*; also refer to Exhibit 4, *Existing Project Parcels*, and Table 1, *Project Assessor’s Parcel Numbers*.

**Table 1: Project Assessor’s Parcel Numbers**

<b>Warehouse Development</b>				
0239-041-17	0239-041-18	0239-071-08	0239-071-20	0239-071-25
0239-091-13				
<b>Additional Annexation Areas</b>				
0239-041-15	0239-071-31	0239-091-13	0239-092-06	0239-093-06
0239-071-05	0239-081-01	0239-091-14	0239-092-07	0239-093-07
0239-071-18	0239-081-39	0239-091-14	0239-092-08	0239-093-08
0239-071-27				



## 2.5 Surrounding Land Uses

The warehouse project site location, along with the portions of the project that form part of the Sphere of Influence and annexation areas of the proposed project, is governed by the County of San Bernardino’s Development Code and General Plan. The project site is surrounded by commercial and residential and vacant land to the north, residential and vacant land to the south, I-15 and vacant land to the east, and open space to the west. Table 2, *Existing Uses*, and Table 3, *Designated Land Use*, summarize the current uses on the project site and the existing land use and land use zoning designations for the site, respectively. Also refer to Exhibit 9, *Existing General Plan Land Use Designation*.

**Table 2: Existing Uses**

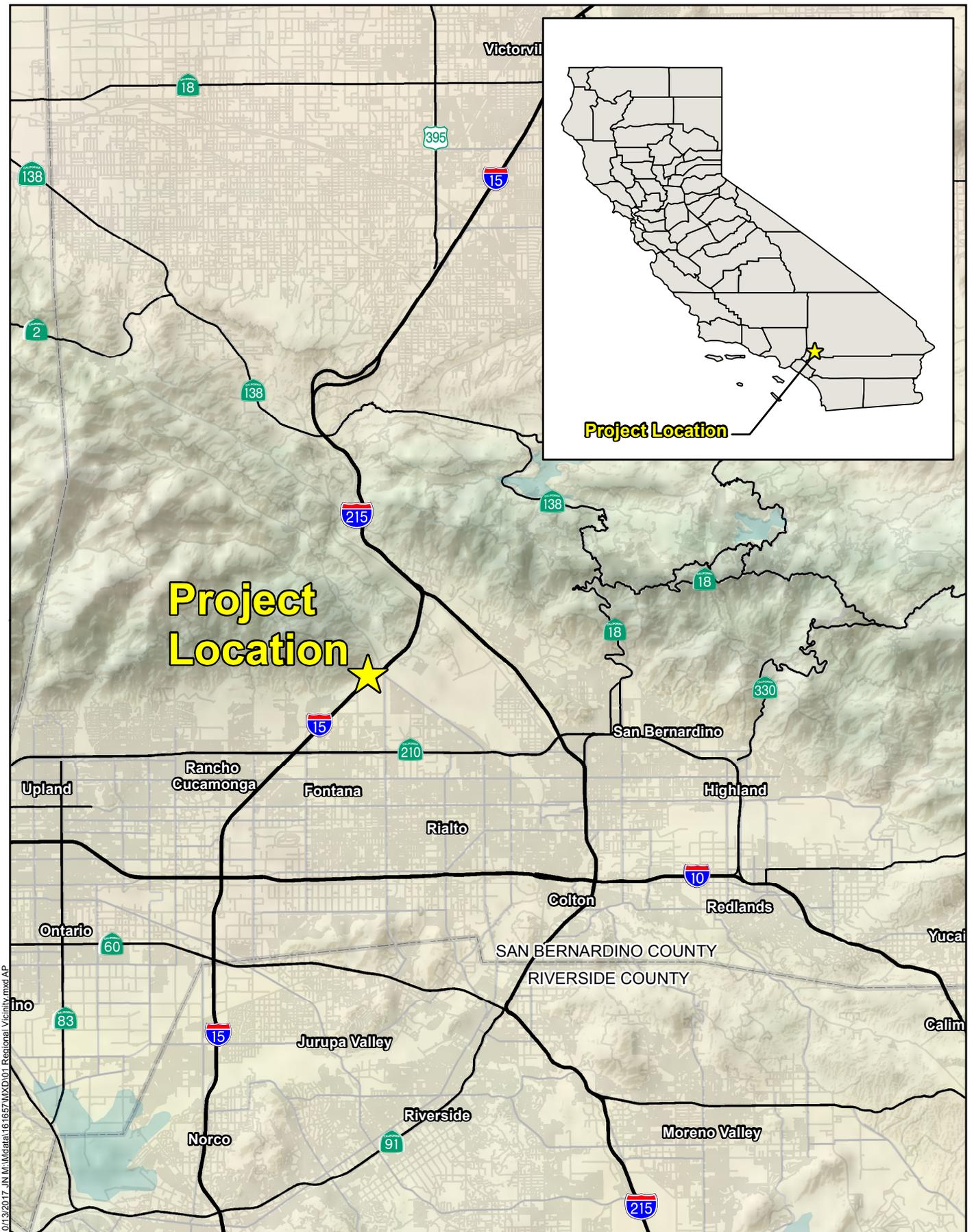
Location	Existing Uses
Project Site	Single-family residential, utility easement, and undeveloped land
North	Residential, commercial and undeveloped land
South	Undeveloped land
East	Undeveloped land
West	Undeveloped land

**Table 3: Designated Land Use**

Location	County	City
Project Site	Single Residential 1-acre minimum (RS) Institutional (IN) Rural Living (RL) Special Development (SD)	n/a
North	Rural Living (RL)	General Commercial (C-2) Public Utility Corridors (P-UC) Public Facilities (P-PF)
South	Single Residential 1-acre minimum (RS)	n/a
East	n/a	Regional Mixed Use (R-MU)
West	Special Development Residential (SD) Resource Conservation (RC)	n/a
Note: n/a=not applicable		



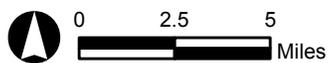
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CAPROCK WAREHOUSE PROJECT  
INITIAL STUDY

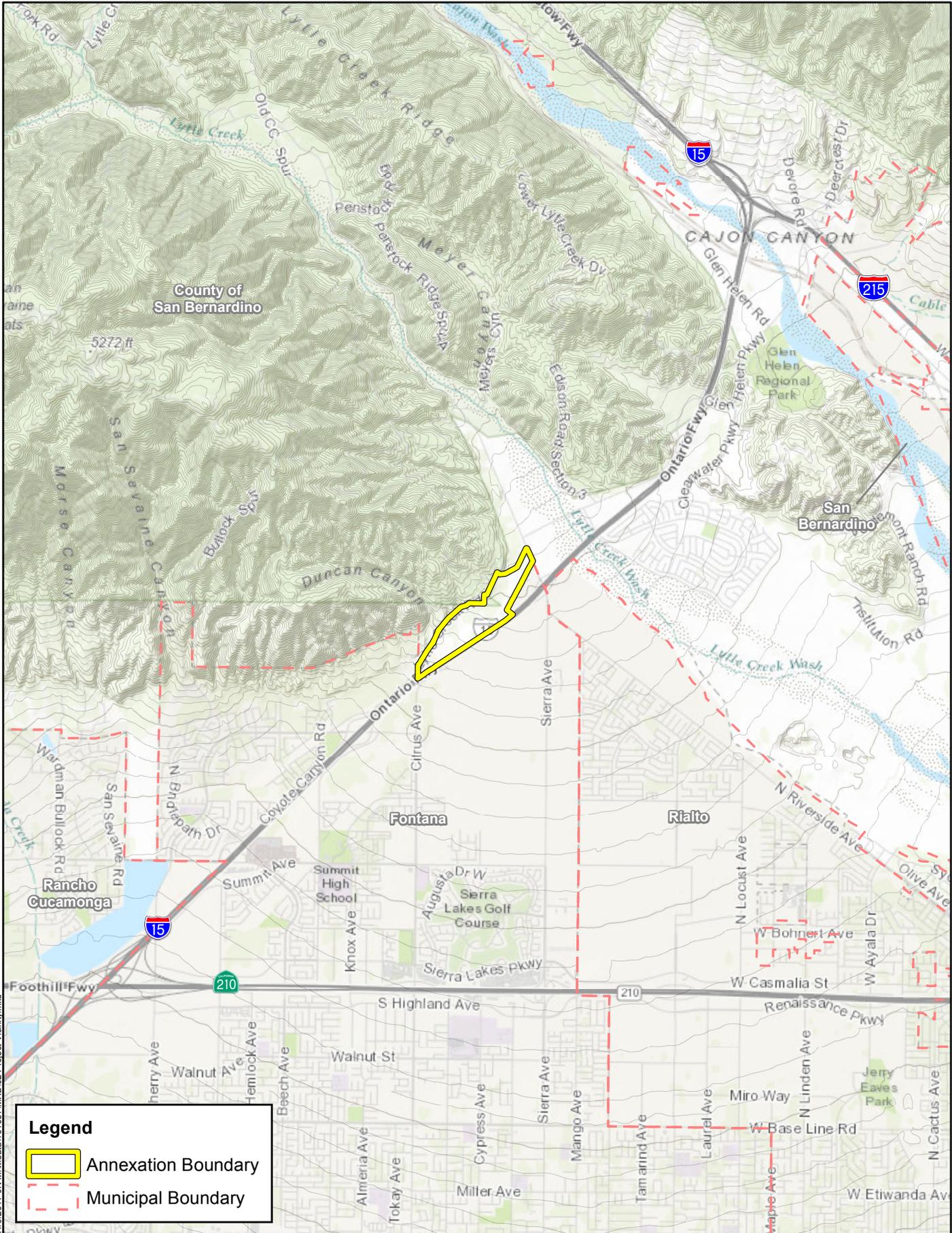
# Regional Vicinity



Source: ESRI Relief Map, National Highway Planning Network



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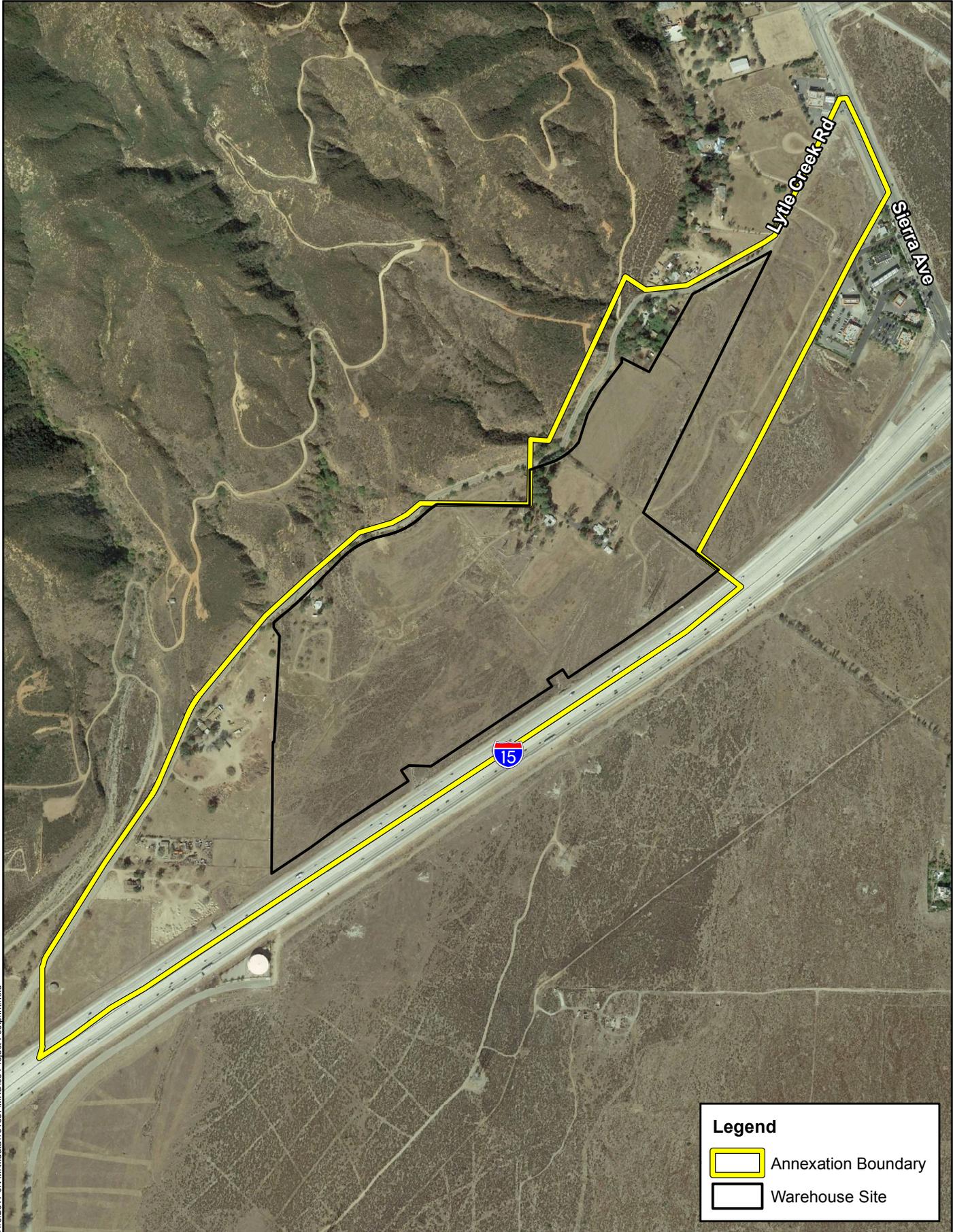
**Legend**

- Annexation Boundary
- Municipal Boundary

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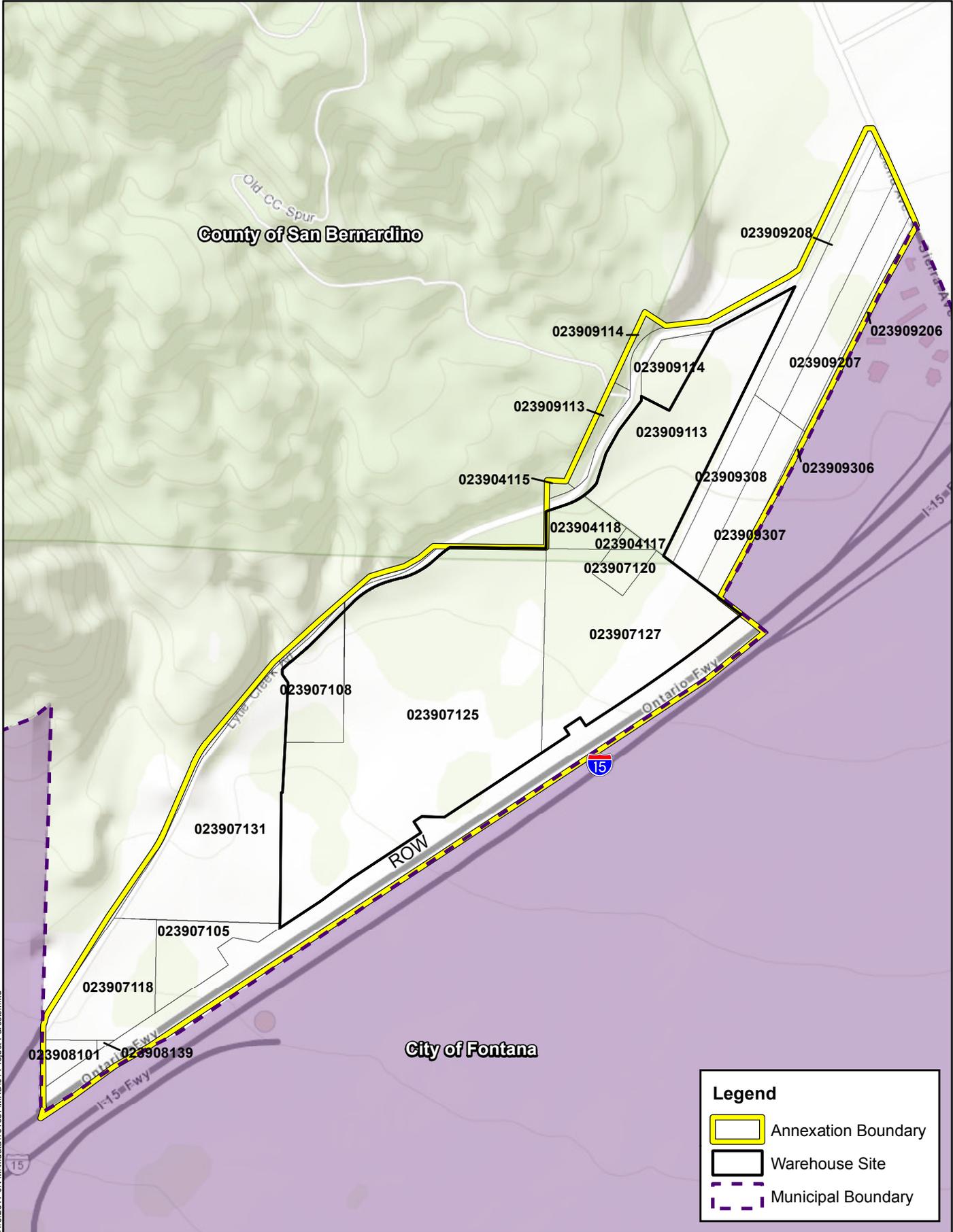
11/9/2017 JN.M:\data\161657\MXD\03 Project Footprint.mxd

**Legend**

-  Annexation Boundary
-  Warehouse Site



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CAPROCK WAREHOUSE PROJECT  
INITIAL STUDY  
**Project Parcels**

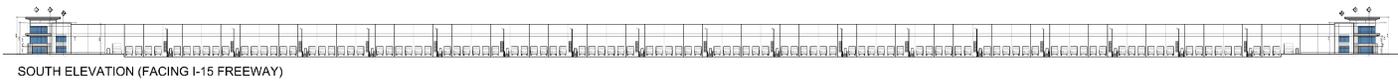


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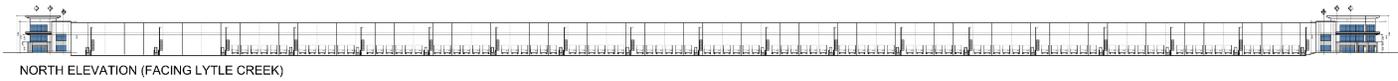




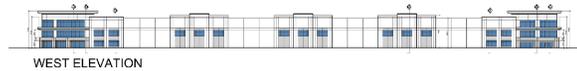
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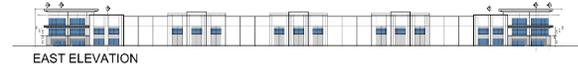
SOUTH ELEVATION (FACING I-15 FREEWAY)



NORTH ELEVATION (FACING LYTLE CREEK)



WEST ELEVATION

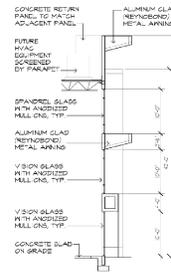


EAST ELEVATION

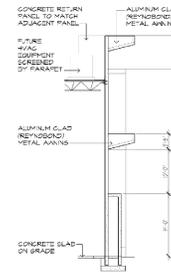
MATERIAL & FINISH LEGEND	
	TILT-UP CONCRETE WALL - PANEL ONE COAT PRIMER, ONE COAT FIELD PAINT COLOR, SHERWIN WILLIAMS PAINT SA 1014 EIDER WHITE
	TILT-UP CONCRETE WALL - PANEL ONE COAT PRIMER, ONE COAT ACCENT PAINT COLOR, SHERWIN WILLIAMS PAINT SA 1014 EIDER GRAY
	DUAL PANE 1/4" THICK MED-SP PERFORMANCE GLASS BY PFS INDUSTRIES, VISIACOL (2) PACIFICA GLASS (BLUE) - CLEAR INTERIOR PANE
	2" X 4" / 2" CLEAR ANODIZED ALUMINUM FRAMING BY AREADIA, CLEAR AC
	METAL CLADDING WITH REINFORCED GLASSING, CLEAR ANODIZED ALUMINUM FINISH

NOTE:

1. ENTER OR TILT-UP WALL SURFACES TO BE SACKED AND PATCHED SHOWN TO RECEIVE PAINT.
2. S.C. TO PROVIDE PAINT SAMPLES ON CONCRETE WALL SURFACE FOR OWNER APPROVAL, APPROVAL PRIOR TO FINAL PAINTING.



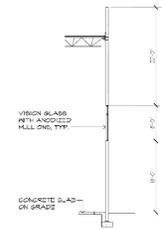
1 PARTIAL WALL SECTION  
SCALE: 1" = 10'-0"



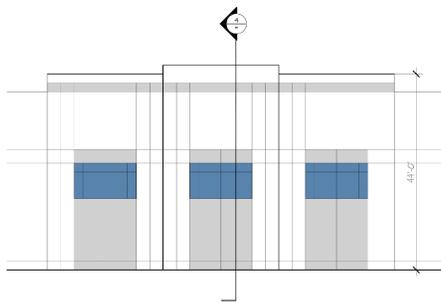
2 PARTIAL WALL SECTION  
SCALE: 1" = 10'-0"



3 PARTIAL WALL SECTION  
SCALE: 1" = 10'-0"



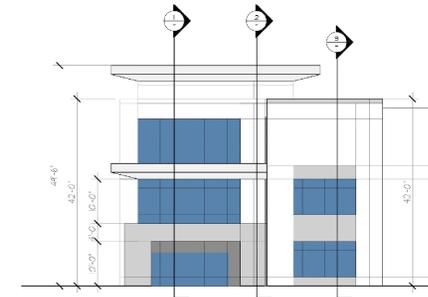
4 PARTIAL WALL SECTION  
SCALE: 1" = 10'-0"



ENLARGED ELEVATION  
SCALE: 1" = 10'-0"



ENLARGED ELEVATION  
SCALE: 1" = 10'-0"



ENLARGED ELEVATION  
SCALE: 1" = 10'-0"

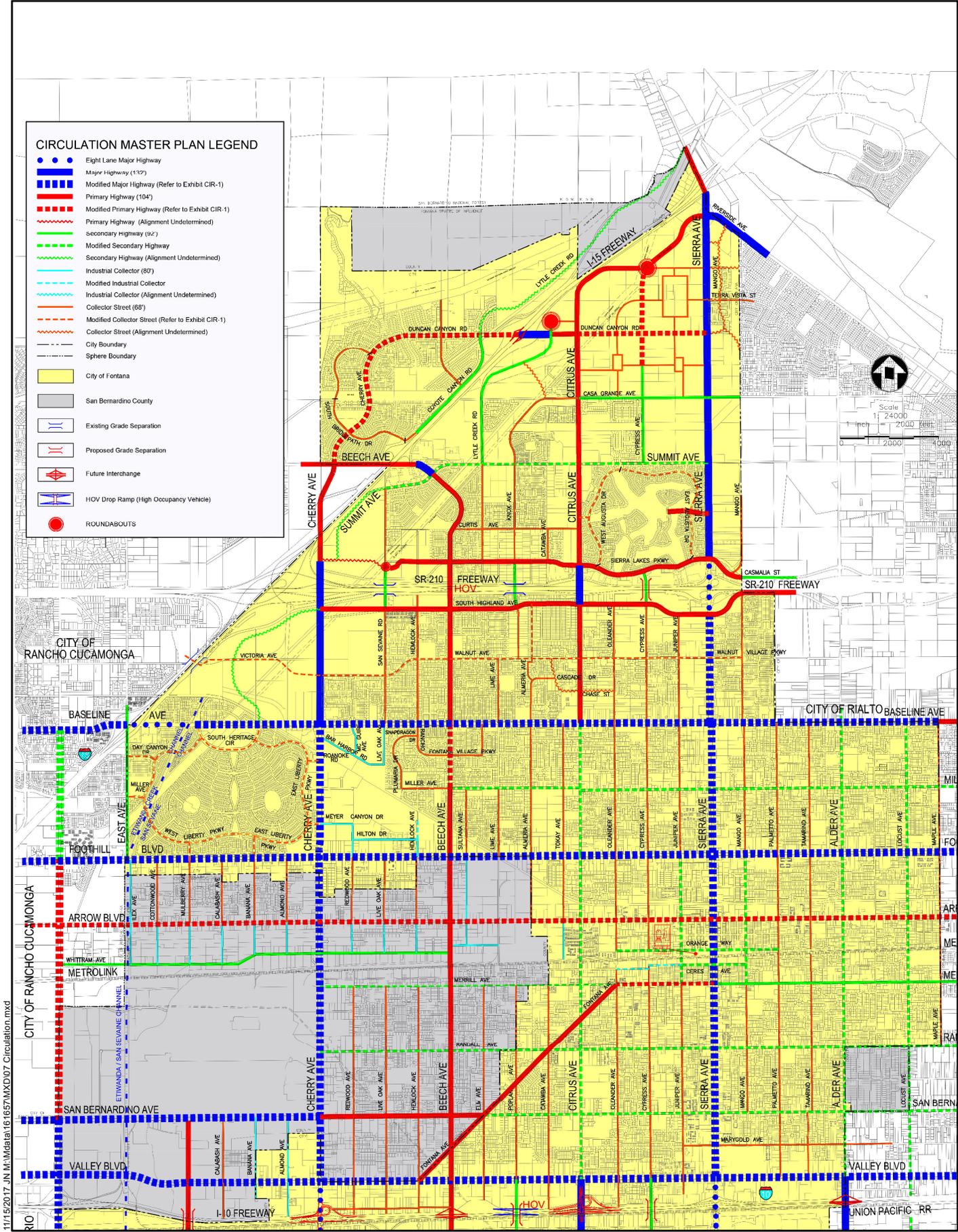
10/13/2017 J:\M:\data\161657\MXD\06 Elevations.mxd



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**CIRCULATION MASTER PLAN LEGEND**

- Eight Lane Major Highway
- Major Highway (157)
- Modified Major Highway (Refer to Exhibit CIR-1)
- Primary Highway (104)
- Modified Primary Highway (Refer to Exhibit CIR-1)
- Primary Highway (Alignment Undetermined)
- Secondary Highway (92)
- Modified Secondary Highway
- Secondary Highway (Alignment Undetermined)
- Industrial Collector (80)
- Modified Industrial Collector
- Industrial Collector (Alignment Undetermined)
- Collector Street (68)
- Modified Collector Street (Refer to Exhibit CIR-1)
- Collector Street (Alignment Undetermined)
- City Boundary
- Sphere Boundary
- City of Fontana
- San Bernardino County
- Existing Grade Separation
- Proposed Grade Separation
- Future Interchange
- HOV Drop Ramp (High Occupancy Vehicle)
- ROUNDABOUTS



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1/3/2018 J:\M:\data\161667\MKD08 Road Realignment.mxd



**Legend**

-  Annexation Boundary
-  Proposed Alignment
-  Existing Alignment
-  Area to be Vacated

CAPROCK WAREHOUSE PROJECT  
INITIAL STUDY

# Proposed Road Realignment

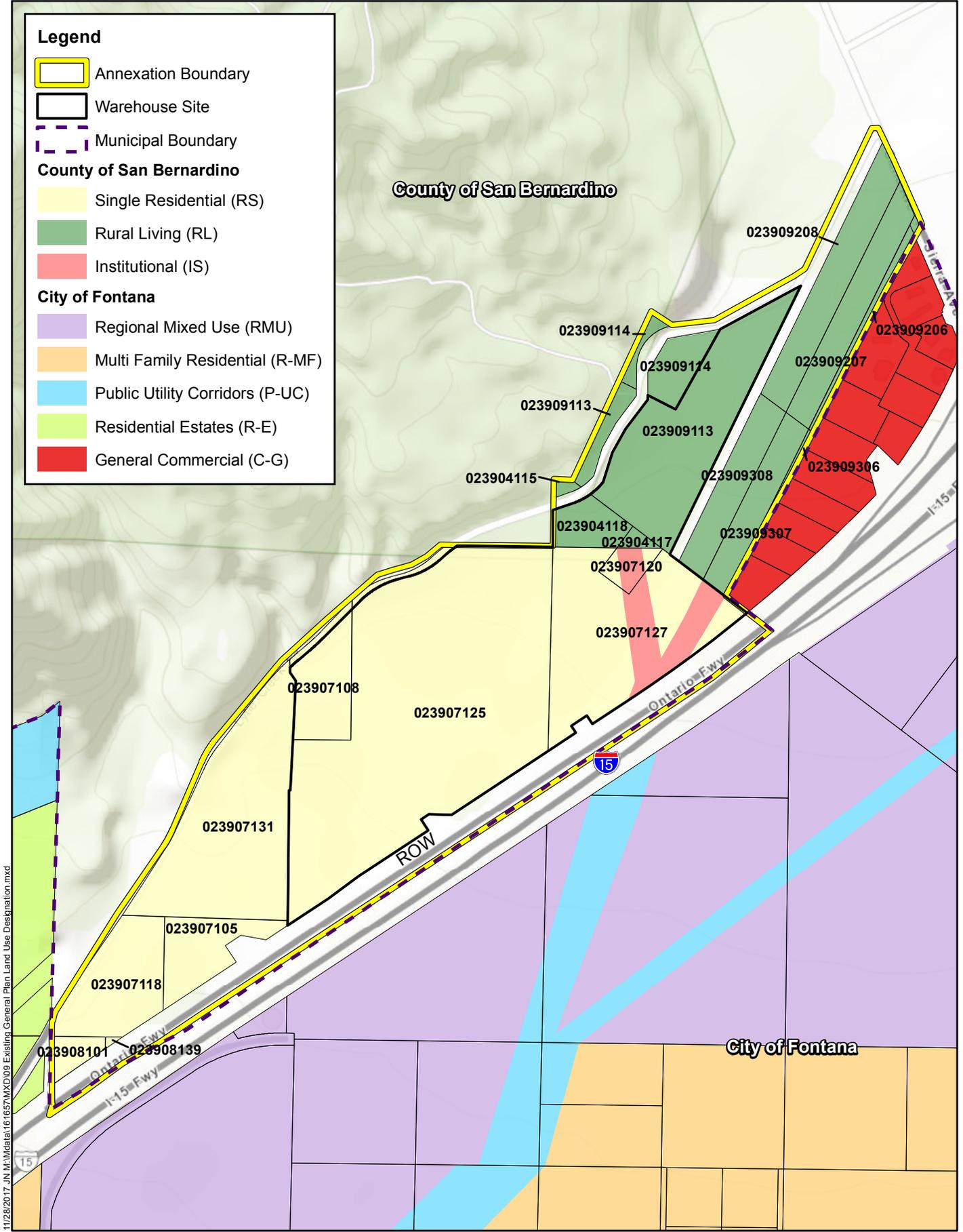
**Michael Baker**  
INTERNATIONAL



Source: Esri imagery, Urban Crossroads



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**Legend**

- Annexation Boundary
- Warehouse Site
- Municipal Boundary

**County of San Bernardino**

- Single Residential (RS)
- Rural Living (RL)
- Institutional (IS)

**City of Fontana**

- Regional Mixed Use (RMU)
- Multi Family Residential (R-MF)
- Public Utility Corridors (P-UC)
- Residential Estates (R-E)
- General Commercial (C-G)

11/28/2017 JN M:\Data\161657\MXD\09 Existing General Plan Land Use Designation.mxd

CAPROCK WAREHOUSE PROJECT  
INITIAL STUDY

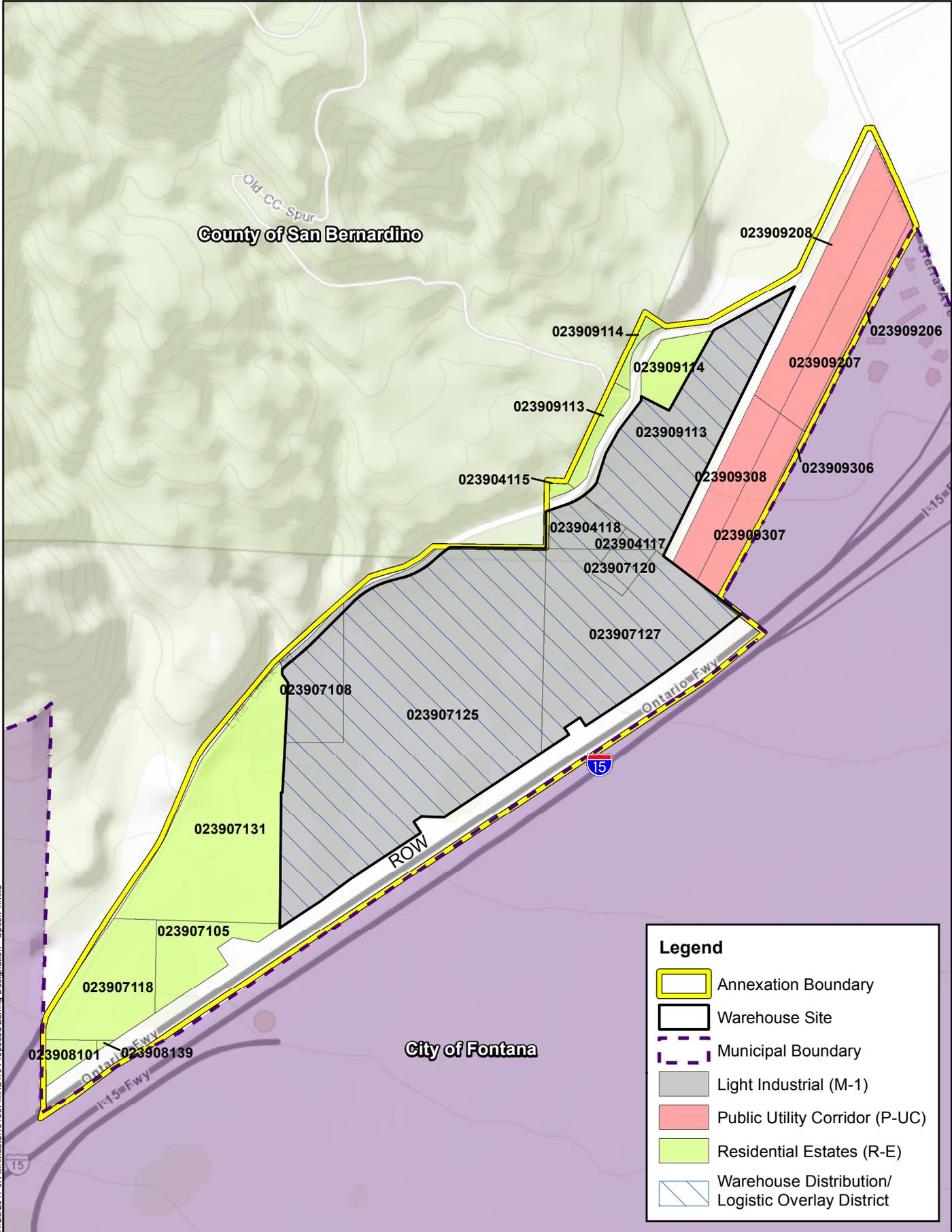


Existing County General Plan Land Use Designation

Source: San Bernardino County, City of Fontana General Plan, Esri, Esri USA Topographic Basemap



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CAPROCK WAREHOUSE PROJECT  
INITIAL STUDY

Proposed Zoning - Option 1



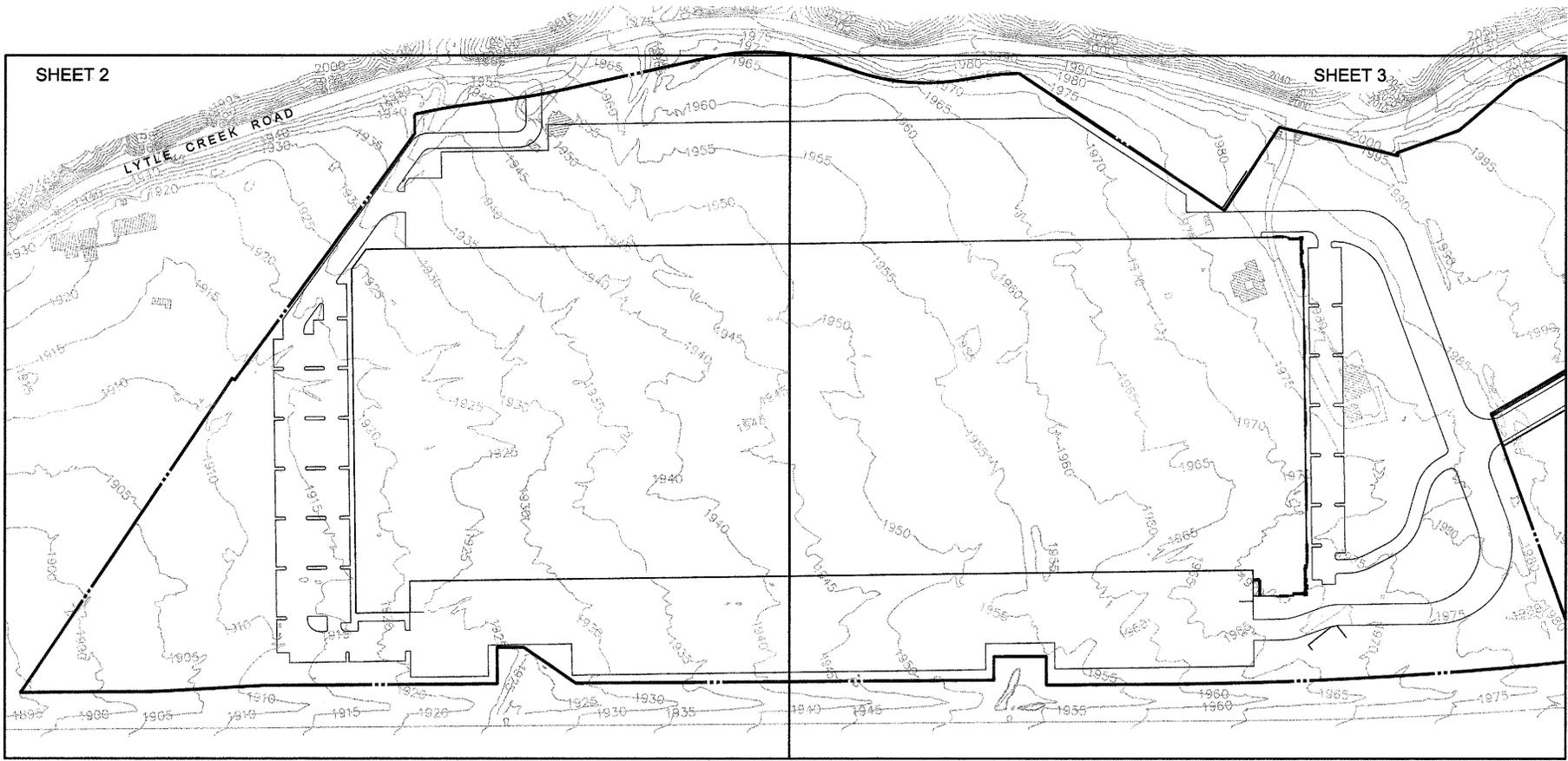
Source: San Bernardino County Land Use Services Zoning Look-Up Web Application, City of Fontana, ESRI USA Topographic Basemap

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10/27/2017 J:\M:\data\161657\MXD\10 Tentative Parcel Map.mxd



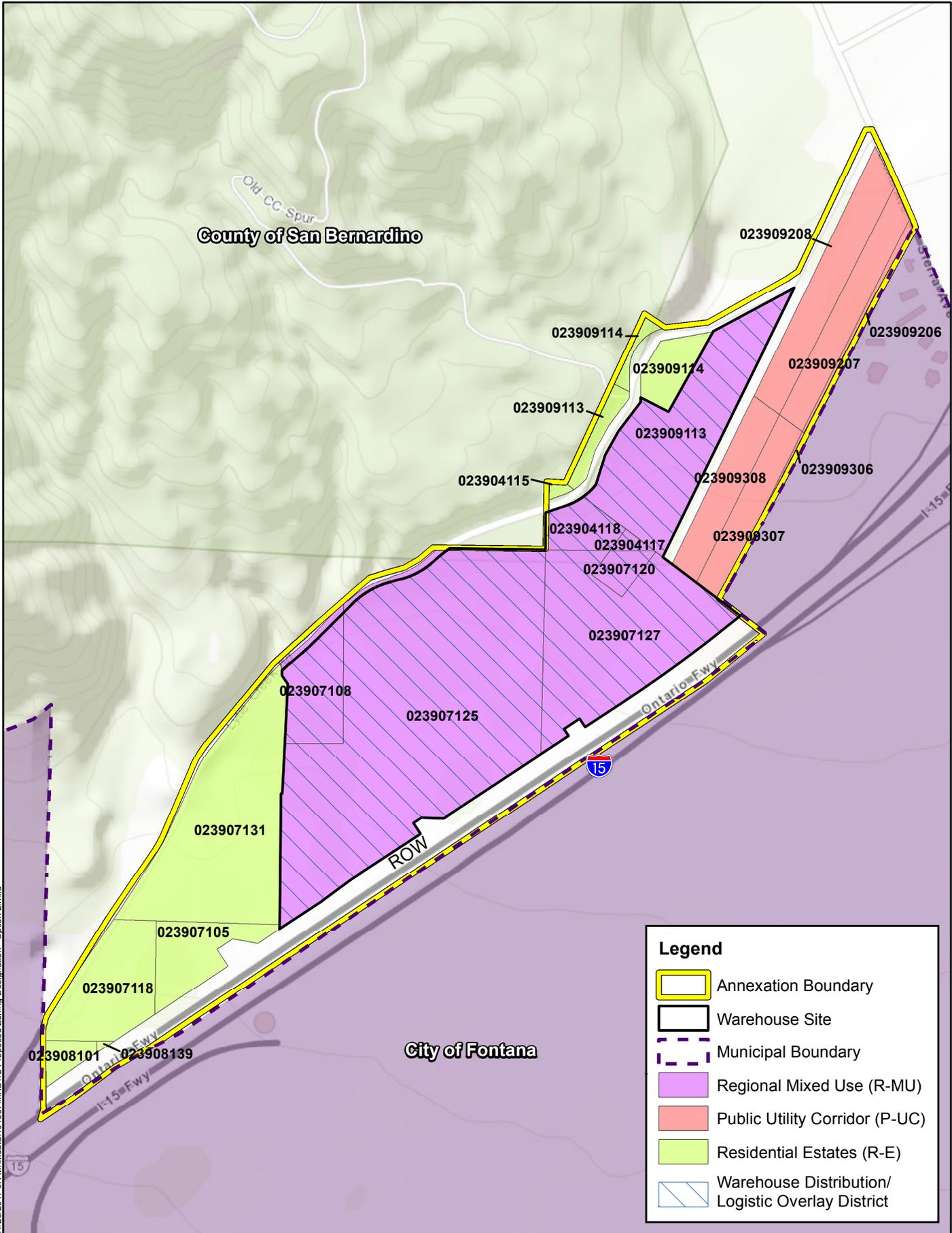
INTERSTATE HIGHWAY 15

**INDEX MAP**

1" = 160'



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### 3.0 ENVIRONMENTAL CHECKLIST

<b>1. Project Title and File Number:</b>
CapRock Warehouse Project
<b>2. Lead Agency Name and Address:</b>
City of Fontana, 8353 Sierra Avenue, Fontana, CA 92335
<b>3. Project Location:</b>
North of Interstate-15 (I-15), south of Sierra Avenue, and east of Lytle Creek Road
<b>4. Lead Agency Contact Person(s) and Phone Numbers:</b>
DiTanyon Johnson; (909) 350-6678
<b>5. Project Sponsor’s Name and Address:</b>
Caprock Partners, 250 Main Street, Suite 240, Irvine CA 92614
<b>6. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):</b>
Local Agency Formation Commission for San Bernardino County

#### 3.0.1 Evaluation Format

This Initial Study has been prepared in compliance with the CEQA Guidelines. The project is evaluated based on its potential effect on 18 environmental factors, categorized as follows, as well as Mandatory Findings of Significance.

- |  |  |
|--|--|
| 1. Aesthetics                          | 11. Mineral Resources                  |
| 2. Agricultural and Forestry Resources | 12. Noise                              |
| 3. Air Quality                         | 13. Population and Housing             |
| 4. Biological Resources                | 14. Public Services                    |
| 5. Cultural Resources                  | 15. Recreation                         |
| 6. Geology and Soils                   | 16. Transportation and Traffic         |
| 7. Greenhouse Gas Emissions            | 17. Tribal Cultural Resources          |
| 8. Hazards and Hazardous Materials     | 18. Utilities and Service Systems      |
| 9. Hydrology and Water Quality         | 19. Mandatory Findings of Significance |
| 10. Land Use and Planning              |  |

Each factor is analyzed by responding to a series of questions pertaining to the impact of the project on the factor in the form of a checklist. This Initial Study “checklist” is a method by which to analyze the project’s impacts on each factor to determine the severity of the impact and whether mitigation measures can be implemented to reduce the impact to less than significant without having to prepare an EIR. The effects of the project are then placed in the following four categories, which are each followed by a summary to substantiate why the project does not impact the factor with or without mitigation. If “potentially significant impacts” that cannot be mitigated are determined, the project does not qualify for a



mitigated negative declaration and an EIR must be prepared. This process is explained further in Table 4, *Levels of Significance*.

**Table 4: Levels of Significance**

<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Potentially significant impact(s) have been identified or anticipated that cannot be mitigated to a level of insignificance. An EIR must therefore be prepared.	Potentially significant impact(s) have been identified or anticipated, but mitigation is possible to reduce impact(s) to a less than significant category. Mitigation measures must then be identified.	No “significant” impact(s) identified or anticipated. Therefore, no mitigation is necessary.	No impact(s) identified or anticipated. Therefore, no mitigation is necessary.

3.0.2 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project.

<b>X</b>	Aesthetics		Mineral Resources
	Agriculture and Forest Resources	<b>X</b>	Noise
<b>X</b>	Air Quality		Population and Housing
<b>X</b>	Biological Resources	<b>X</b>	Public Services
<b>X</b>	Cultural Resources		Recreation
<b>X</b>	Geology and Soils	<b>X</b>	Transportation/Traffic
<b>X</b>	Greenhouse Gas Emissions	<b>X</b>	Tribal Cultural Resources
<b>X</b>	Hazards and Hazardous Materials	<b>X</b>	Utilities and Service Systems
<b>X</b>	Hydrology and Water Quality	<b>X</b>	Mandatory Findings of Significance
<b>X</b>	Land Use and Planning		



3.0.3 Environmental Determination

On the basis of this initial evaluation:

- I find that the proposed use COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be recommended for adoption.
- I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project applicant. A MITIGATED NEGATIVE DECLARATION will be recommended for adoption.
- I find that the proposal MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposal MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a “potentially significant impact” or “potentially significant unless mitigated.” An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to all applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

City of Fontana Planning Division  
\_\_\_\_\_  
Agency

\_\_\_\_\_  
Printed Name/Title

\_\_\_\_\_  
Date



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**3.1 AESTHETICS**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS.</b> Would the project:				
a) Have a substantial effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

**3.1(a) Have a substantial adverse effect on a scenic vista? *Determination: Potentially Significant Impact***  
(Source: Fontana 2003a)

Scenic vistas are typically associated with natural landforms such as ridgelines, hillsides, coastlines, and open space. The project site is in the northwest portion of Fontana, which is predominantly made up of open space and mountainous scenic vistas of the San Gabriel Mountains. The project site is located just north and northwest of highly urbanized areas of the city. Although the project area is predominantly open space, rural residential and commercial uses are adjacent to the project site.

The City’s General Plan Open Space and Conservation Element (Fontana 2003a) specifically identifies the lower San Gabriel Mountains, abutting the national forestland along the northern edge, and the Jurupa Hills, along the southern edge, as containing the last expanses of natural open space in the area. These are also the most visually prominent topographic features, and they offer a scenic vista from many mobile and stationary viewing locations throughout the community. Given the scenic views provided by these resources, preservation of these open spaces is a high priority in the City’s open space and conservation plan.

The project site is contiguous to the San Gabriel Mountains and approximately 11 miles north of the Jurupa Hills. Based on these distances, the project site is not located in the immediate viewshed of the Jurupa Hills scenic resource. However, the potential for obstruction of scenic vistas of the San Gabriel Mountains could potentially occur with development of the project.

The Open Space and Conservation Element identifies goals and policies specifically designed for the preservation of natural open space. For example:

Goal 1.1: Preserve Natural Open Space in the San Gabriel Mountains and Jurupa Hills

Policy 1: Support preservation of the open space along the San Gabriel Mountains and Jurupa Hills for natural habitat, scientific inquiry, passive recreation and scenic values.

Given that the current viewshed from the project site consists primarily of open space and the San Gabriel Mountains, the project has the potential to hinder or alter scenic views. Therefore, impacts associated with scenic vistas are potentially significant, and this issue will be further evaluated in an EIR.



- 3.1(b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **Determination: No Impact***  
(Source: Caltrans 2011)

No roads in the project vicinity have been designated as a state scenic highway. The closest officially designated state scenic highway in San Bernardino County is a 16-mile portion of State Route (SR) 38. SR 38 is located approximately 40 miles west of the project site (Caltrans 2011). Based on the distance from the project site to SR 38, it is determined that the project site is well outside of the viewshed of any scenic resources, trees, rock outcroppings, and or historical buildings located within a state scenic highway. No impact would occur.

- 3.1(c) *Substantially degrade the existing visual character or quality of the site and its surroundings? **Determination: Potentially Significant Impact***  
(Sources: Google Earth 2017; project application)

Regarding short-term construction impacts, consistent with standard industry practices, construction equipment, vehicles, and materials would be staged in a designated area (or areas) on-site. Although equipment staging activities could potentially be viewed from adjacent properties and roadways, views of staged construction equipment, vehicles, and materials would be temporary and would cease upon completion of project construction. Therefore, short-term construction impacts associated with the existing visual character and quality would be less than significant.

Insofar as long-term operational impacts, the project site currently contains eight single-family residences, associated garage structures, paved parking, and landscaping. The structures would be demolished prior to the commencement of project construction activities. The project site shows signs of previous disturbance from disking and weed abatement, among other activities. The project site is surrounded by commercial and residential and vacant land to the north, residential and vacant land to the south, I-15 and vacant land to the east, and open space to the west. Located approximately 1.0 mile north of the project site, the Nordstrom Rack/Haute Look Fulfillment Center is visible.

The project site is located in the County of San Bernardino, northwest of the City of Fontana. This location serves as a visually prominent and important gateway area in Fontana, as the location and the surrounding project area serve as a visual introduction for residents and visitors entering the city from the north via I-15. As such, it is important that the project's design is compatible with the visual character and quality of existing and proposed development in the surrounding project area.

With the implementation of the approximately 50-foot-high concrete tilt-up building, views from I-15 at Sierra Avenue are not anticipated to be hindered, given that the warehouse building would be situated at a lower elevation than Interstate 15. However, the building has the potential to alter the visual character of the site for residents of homes north of the project site. It is also forecast that any future residents of homes south of the project site, looking north, would experience altered/blocked views of the San Gabriel Mountains and the San Bernardino National Forest compared to existing conditions. Refer to Exhibit 6, *Elevations*, for a rendering of the proposed building massing.

The proposed project could potentially degrade the existing visual character and/or quality of the site or its surroundings; therefore, this issue will be further evaluated in an EIR.



3.1(d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **Determination: Less Than Significant Impact***

(Source: Fontana Municipal Code)

The project would remove and replace some sources of existing lighting at the project site, including lighting from existing dwelling units and outdoor lighting. Generally, impacts resulting from lighting can occur either through interior lighting emanating from windows or from exterior sources. Unwanted light may also spill over into adjacent areas, causing adverse effects on occupants, landowners, and travelers along roadways. Glare occurs when luminance within the visual field is created that is greater than the levels to which one's eyes are adjusted, which can result in annoyance, discomfort, or a temporary loss in vision.

The project consists of the construction of an approximately 1,175,720-square-foot high-cube warehouse, replacing existing dwelling units and other miscellaneous structures. Because of the nature of construction necessary for project implementation, a substantial amount of new lighting would be included as part of the project's outdoor design. Lighting may include security lighting around the warehouse and at loading docks.

It is anticipated that the new lighting sources would be low-current LED (light-emitting diode) that would be installed at various points throughout the project site. All lighting would be required to contain shielded lamps to symmetrically distribute light and reduce glare. Furthermore, the project would be required to comply with Fontana Municipal Code Sections 30-337 and 30-338, which state that all exterior lighting and illumination is to be directed and shielded to illuminate only the loading area and to avoid glare impacts on adjacent properties.

Although the project is forecast to introduce new sources of lighting to the project site compared to existing conditions, with compliance with the Fontana Municipal Code regarding lighting and glare, the project is not forecast to create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. A less than significant impact would occur.



**3.2 AGRICULTURE AND FORESTRY RESOURCES**

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

3.2(a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? **Determination: Less Than Significant Impact***  
(Sources: DOC 2017; Google Earth 2017)

The project site is designated mainly as Grazing Land as well as Urban and Built-Up Land. The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as mapped on the Important Farmland Finder maintained by the California Department of Conservation (2017). The only potential agricultural uses near the site relate to grazing, but there are no existing livestock in the area. Thus, a less than significant impact would occur.

3.2(b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? **Determination: No Impact***  
(Source: DOC 2016)

The project site has no significant agricultural resources and has not been used for agricultural uses; refer to Response 3.2(a). No Williamson Act contracts exist for any of the parcels on the project site. No impact is anticipated to occur because the existing zoning assumes the property to be developed for potential residential or industrial uses and does not require that any land be set aside for agricultural purposes. The project site is not located in a zone designated to protect vital agricultural uses like those properties in the County’s Agricultural Preserve Overlay. No impacts would occur.



3.2(c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?* **Determination: No Impact**  
(Source: Google Earth 2017)

The project site contains a limited number of trees and does not include forestland or timberland. Additionally, the project site is not zoned as forestland. The project would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. No impact would occur.

3.2(d) *Result in the loss of forestland or conversion of forestland to non-forest use?* **Determination: No Impact**  
(Sources: Fontana 2003a; Google Earth 2017)

Refer to Response 3.2(c). The project would not result in the loss of forestland or the conversion of forestland to non-forest use. The project site is partially developed. It is not and has not historically been used as forestland. Thus, no impact would occur.

3.2(e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?* **Determination: No Impact**  
(Sources: DOC 2017; Fontana 2003a)

The proposed project site has no agricultural or forest resources and is not designated as Farmland, as mapped on the Important Farmland Finder maintained by the California Department of Conservation (2017). Therefore, the proposed project would not convert Farmland to nonagricultural uses or forestland to non-forest use. No impact would occur.



### 3.3 AIR QUALITY

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY.</b> Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X			

3.3(a) *Conflict with or obstruct implementation of the applicable air quality management plan? **Determination: Potentially Significant Impact***  
(Source: SCAQMD 1993)

The South Coast Air Quality Management District (SCAQMD) (1993) CEQA Air Quality Handbook sets forth quantitative emission significance thresholds. If a project falls under the specified significance thresholds, the project would not have a significant impact on ambient air quality. Based on a preliminary analysis, the project has the potential to exceed SCAQMD thresholds in both the short term and the long term; thus, it may potentially conflict with a regional air quality plan. Therefore, impacts are potentially significant. This topic will be further evaluated in an EIR.

3.3(b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **Determination: Potentially Significant Impact***

Development of the project would have the potential to result in both short- and long-term air pollution. Short-term impacts would be generally related to construction activities and would include fugitive dust and construction equipment emissions. Construction-generated emissions would be temporary and would not represent a long-term source of criteria air pollutant emissions. Project operation would result in employee vehicle trips and truck trips that would generate mobile source emissions. On-site equipment and energy use would also result in air pollutant emissions through required electrical demands. Based on a preliminary analysis, the project has the potential to exceed SCAQMD thresholds and result in significant air quality impacts. This topic will further be evaluated in an EIR.

3.3(c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? **Determination Potentially Significant Impact***



As discussed in Response 3.3(b), construction and operation of the project would have the potential to exceed SCAQMD thresholds. The project's potential to produce cumulatively considerable air pollutants will be further evaluated in an EIR.

3.3(d) *Expose sensitive receptors to substantial pollutant concentrations?* **Determination: Potentially Significant Impact**

Sensitive receptors near the project site include residences and Kordyak Elementary School, which is located less than 1 mile from the project site. Construction activities associated with the proposed project would result in temporary sources of fugitive dust and construction vehicle emissions. Long-term operation of the project would result in daily vehicular trips that would generate local emissions which could expose sensitive receptors to substantial pollutant concentrations. Impacts to sensitive receptors will be further evaluated in an EIR.

3.3(e) *Create objectionable odors affecting a substantial number of people?* **Determination: Potentially Significant Impact**

The construction and operation of the proposed project has the potential to result in odor impacts. Construction-related short-term odor impacts may include exhaust fumes as well as other emissions from construction vehicles. Once the project is operational, mobile sources of odors may occur, including truck traffic serving the project site operations. The project's potential to create objectionable odors will be further evaluated in an EIR.



**3.4 BIOLOGICAL RESOURCES**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	X			

3.4(a-f) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan? **Determination: Potentially Significant Impact***



The project site is in area near the San Gabriel and San Bernardino Mountains. Additionally, the project site is in an area known as the North Fontana Conservation Program Area (previously known as the North Fontana Interim Multiple Species Habitat Conservation Plan Policy Area). However, this area is not part of a habitat conservation plan or natural community conservation plan recognized by the California Department of Fish and Wildlife. Nonetheless, a portion of the project site is undeveloped, and as a result, it may support Riversidean alluvial fan sage scrub habitat and Riversidean sage scrub habitat, which are a distinct and State-recognized rare plant communities found on the alluvial fans in the foothills of the San Gabriel and San Bernardino mountains. Based on preliminary analysis, it is unknown whether the project would adversely affect federally protected wetlands or conflict with local policies/ordinances protecting biological resources or the provisions of an adopted conservation plan. A site-specific habitat assessment will be conducted to determine the suitability of the project site to support significant biological resources and to determine whether the project could adversely affect sensitive biological resources. Therefore, impacts associated with biological resources are forecast to be potentially significant. These topics will be further evaluated in an EIR.



### 3.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			

3.5(a) *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? **Determination: Potentially Significant Impact***

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damage to or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

A project-specific study evaluating potential cultural resources has not been conducted. Thus, considering that most of the project site is still undeveloped, the potential for cultural resources is unknown and a potentially significant impact may occur. This issue will be further evaluated in an EIR.

3.5(b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? **Determination: Potentially Significant Impact***

As discussed in Response 3.5(a), implementation of the proposed project could result in a substantial adverse change to a cultural or archaeological resource. The potential for cultural resources on the site is unknown; thus, a potentially significant impact is anticipated until a cultural resources study is prepared. This issue will be further evaluated in an EIR.

3.5(c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Determination: Potentially Significant Impact***

Implementation of the proposed project could result in the direct or indirect destruction of a unique paleontological resource, site, or unique geologic feature. Due to a lack of information related to cultural resources on the project site, the potential for cultural resources on the site is unknown; thus, impacts may be potentially significant. A site-specific cultural resources study will be required for the project. This issue will be further evaluated in an EIR.



3.5(d) *Disturb any human remains, including those interred outside of formal cemeteries? **Determination: Potentially Significant Impact***

Implementation of the proposed project could result in the disturbance of human remains, including those interred outside of formal cemeteries. Although the potential for human remains on the site is low, a potentially significant impact is anticipated until the cultural resources study is prepared. This issue will be further evaluated in an EIR.



**3.6 GEOLOGY AND SOILS**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?			X	
v) Rockfall?				X
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

3.6(a) *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? **Determination: Potentially Significant Impact***  
(Sources: USGS 2017; CHJ Consultants 2014a)

A 2014 fault rupture hazard investigation of the project site was performed by CHJ Consultants. This investigation found that the northwest portion of the project site is traversed by the Cucamonga Fault Zone (CFZ). The CFZ is located within a State-designated Alquist-Priolo Earthquake Fault Zone and a County of San Bernardino–designated hazard zone which evaluates areas of suspected faulting (CHJ Consultants 2014a). Additionally, a review of the US Geological Survey (USGS) fault layers show the CFZ running along the northwestern boundary of the project site (USGS 2017). The investigations also suggest that further study of the project site may show a reduced risk of faulting within portions of the setback area, as the preliminary study provides a conservative interpretation of geologic data available on the site.



Based on the preliminary findings from the 2014 fault rupture hazard investigation and the USGS, the potential for the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, is unknown, as it is for most of California. The Cucamonga Fault Zone is present on the project site, making it more likely that rupture could occur on the site, contributing to a potentially significant impact. Thus, this issue will be further evaluated in an EIR.

ii) *Strong seismic ground shaking? **Determination: Less Than Significant Impact***  
(Sources: USGS 2017; Google Earth 2017; CHJ Consultants 2014b)

Regional faults with the potential to generate strong ground shaking at the project site include the Sierra Madre, North Frontal, Chino-Elsinore, and Helendale faults located approximately 14 miles northeast, 19 miles west-southwest, 21 miles southwest, and 32 miles northeast, respectively (CHJ Consultants 2014b). Overall, however, Southern California is known to be earthquake prone; therefore, the project site is likely to be subject to some degree of earthquake-related shaking. The warehouse building would be designed and built consistent with the current California Building Code, which accounts for seismic ground shaking activity. Therefore, by complying with the current California Building Code, the project is not forecast to cause substantial adverse effect to people or structures, including risk of loss, injury, or death due to strong seismic ground shaking. A less than significant impact would occur.

iii) *Seismic-related ground failure, including liquefaction? **Determination: Potentially Significant Impact***  
(Source: Fontana 2003a)

The term *liquefaction* refers to unconsolidated, saturated sand or silt deposits losing their load-supporting capability when subjected to intense shaking and behave like liquids. Ground failure associated with liquefaction can result in severe damage to structures. The geologic conditions for increased susceptibility to liquefaction are hallow groundwater (less than 50 feet in depth), the presence of unconsolidated sandy alluvium, typically Holocene in age, and strong ground shaking. All three of these conditions must be present for liquefaction to occur. However, only two of the three conditions (presence of unconsolidated sandy alluvium and strong ground shaking) are present at the project site. The current depth of groundwater at the site is anticipated to be greater than 50 feet below ground surface, and the subsurface materials have a large percentage of gravel to cobble clast sizes. Although the project site has been identified to include only two of the three conditions known to increase susceptibility to liquefaction, the conditions on the site require further investigation. Therefore, impacts associated with liquefaction and settlement are forecast to be potentially significant until further analysis is conducted. This issue will be evaluated in an EIR.

iv) *Landslides? **Determination: Less Than Significant Impact***  
(Sources: Google Earth 2017; San Bernardino County 2007b; CHJ Consultants 2014b)

The building portion of site is not in an area identified as having a potential for slope instability (San Bernardino County 2007b). Road cut slopes along the western site boundary may be susceptible to seismically induced rockfalls, slumps, or shallow surficial slides. Indications of small debris flows in these slopes were observed in aerial imagery dated 2005. The relatively flat topography of the site precludes the potential for slope instability in the building area (CHJ Consultants 2014b). Therefore, land sliding is not a hazard to the proposed project and a less than significant impact would occur.



v) *Rockfall? **Determination: No Impact***

Rockfalls are generally initiated by some climatic event that causes a change in the forces acting on a rock. These events may include pore pressure increases due to rainfall infiltration, erosion of surrounding material during heavy rainstorms, freeze-thaw processes in cold climates, or weathering of the rock. The project would be separated from the San Gabriel Mountains by Lytle Creek Road. Additionally, the project would be set back from Lytle Creek Road, which would add an additional buffer if rockfall occurs on the road. There is no threat of rockfall occurring at the project site, and no impacts would occur.

3.6(b) *Result in substantial soil erosion or the loss of topsoil? **Determination: Potentially Significant Impact***

Erosion is the movement of rock fragments and soil from one place to another. Precipitation, running water, waves, and wind are all agents of erosion. Significant erosion typically occurs on steep slopes where stormwater and high winds can carry topsoil down hillsides. Erosion can be accelerated dramatically by ground-disturbing activities if effective erosion control measures are not used.

The project site is located on a relatively flat piece of land; however, the adjacent San Gabriel Mountains represent the most prominent change in elevation. Project construction would entail grading activities that would temporarily disturb surface soils on-site and potentially result in the erosion of exposed areas of soil. Therefore, impacts associated with soil erosion and the loss of topsoil are anticipated to be potentially significant until further analysis is conducted in this regard. This issue will be evaluated in an EIR.

3.6(c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? **Determination: Less Than Significant Impact***

Refer to Responses 3.6(a)(ii) through 3.6(a)(iv). Less than significant impacts would occur.

3.6(d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2004), creating substantial risks to life or property? **Determination: Less Than Significant Impact***  
(Source: CHJ Consultants 2014b)

Expansive soils are those that undergo volume changes as moisture content fluctuates, swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement, and distorting structural elements. Since all soil materials encountered during the geotechnical investigation were granular and considered to be non-critically expansive, specialized construction procedures to specifically resist expansive soil forces are not anticipated to be necessary. Additional evaluation of soils for expansion potential should be conducted by the geotechnical engineer during the grading operation (CHJ Consultants 2014b). A less than significant impact would occur.

3.6(e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? **Determination: No Impact***  
(Source: project application)

The proposed project would not require the installation of a septic tank or alternative wastewater disposal system. The project would be connected to the existing City sewer via one or more service lines. Therefore, no impact would occur.



**3.7 GREENHOUSE GAS EMISSIONS**

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

3.7(a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* **Determination: Potentially Significant Impact**  
 (Source: SCAQMD 2009)

Construction and operation activities associated with the project would produce greenhouse gas emissions. Impacts would be potentially significant. A project-specific greenhouse gas analysis will be conducted to further determine the degree of project impacts related to greenhouse gases. The results will be summarized in an EIR.

3.7(b) *Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?* **Determination: Potentially Significant Impact**  
 (Source: Fontana 2015)

Project activities would result in both mobile source and stationary source greenhouse gas emissions. Impacts would be potentially significant. A project-specific greenhouse gas analysis will be conducted to evaluate the project’s consistency with the Fontana Climate Action Plan for achieving greenhouse gas goals. The results will be summarized in an EIR.



**3.8 HAZARDS AND HAZARDOUS MATERIALS**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

3.8(a, b) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?* **Determination: Potentially Significant Impact**

(Sources: OSHA 2017; DTSC 2010; San Bernardino County Fire Department 2016; EPA 2017; Partner 2014)

According to the Phase I Environmental Site Assessment (ESA) conducted for the project site by Partner Engineering and Science, Inc., (Partner) (2014), the proposed project site was in active agricultural production in the past. Typical agricultural practices include the use of pesticides and herbicides and the application of chemical fertilizers. However, it is likely that potential concentrations of these chemicals have degraded over time, as the property has not been used for agricultural purposes for approximately 60 years. In addition to past agricultural uses, the project site has been developed with and is currently occupied by single-family residences.



During project construction, potentially hazardous materials would be handled on-site. These materials could include gasoline, diesel fuel, lubricants, and other petroleum-based products used to operate and maintain construction equipment. Handling of these potentially hazardous materials would be temporary and would coincide with the short-term construction phase. Although these materials could be stored on-site, storage would be required to comply with the guidelines established by the manufacturers' recommendations. Consistent with federal, state, and local requirements, transport, removal, and disposal of hazardous materials from the project site would be conducted by a permitted and licensed service provider. Any handling, transport, use, or disposal would comply with all applicable federal, state, and local agencies and regulations, including the US Environmental Protection Agency (EPA), the California Department of Toxic Substances Control (DTSC), the California Occupational Safety and Health Administration, Caltrans, the Resource Conservation and Recovery Act, and the San Bernardino County Fire Department, which is the Certified Unified Program Agency (CUPA) for San Bernardino County and is responsible for consolidating, coordinating, and making consistent the administrative requirements, permits, inspections, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in San Bernardino County, including in Fontana.

The existing on-site structures must be evaluated to determine whether there is a possibility that they may contain potentially hazardous buildings materials such as asbestos-containing material (ACM) or lead-based paint, which could be encountered during demolition activities. If these materials are found in the existing structures, the project would be required to comply with SCAQMD Rule 1403, Asbestos Emissions from Demolition/Renovation Activities, which addresses asbestos emissions from demolition and renovation activities and requires the safe handling of known or suspected ACM. Also, prior to on-site demolition activities, testing for lead-based paint would be required. In addition to ACM and lead-based paint, because the project site supported agricultural activities in the past, the site could have potentially been subject to contamination or other hazardous conditions that may have affected surficial and/or subsurface soils. The presence of contaminated soils or other hazardous conditions on the project site could pose a health risk for on-site construction workers and nearby receptors, especially during project construction when subsurface soils are being disturbed because of earthwork activities. Further investigation will be required to determine whether the project could potentially create a significant hazard to the public or the environment. Therefore, short-term construction impacts associated with creating a significant hazard to the public or the environment are considered potentially significant. The issue will be evaluated further in an EIR.

Potentially hazardous materials associated with project operations would include materials used during typical cleaning and maintenance activities. Although these materials would vary, they would generally include household cleaning products, paints, fertilizers, and herbicides and pesticides. Many of these materials are considered household hazardous wastes, common wastes, and/or universal wastes by the EPA, which considers these types of wastes to be common to businesses and households and to pose a lower risk to people and the environment than other hazardous wastes when properly handled, transported, used, and disposed (EPA 2017). Federal, state, and local regulations typically allow these types of wastes to be handled and disposed of with less stringent standards than other hazardous wastes, and many of these wastes do not have to be managed as hazardous waste. In addition, any potentially hazardous material handled on-site would be limited in both quantity and concentration, consistent with other similar industrial uses in the city. Any handling, transport, use, and disposal would comply with applicable federal, state, and local agencies and regulations. As mandated by the Occupational Safety and Health Administration (OSHA) (2017), all hazardous materials stored on-site would be accompanied by a material safety data sheet, which would inform employees and first responders about the necessary remediation procedures in the case of accidental release.



As previously discussed, the project site supported agricultural operations in the past. Because of these previous uses and activities, the project site could have potentially been subject to contamination or other hazardous conditions that may have affected surficial and/or subsurface soils. The potential presence of contaminated soils or other hazardous conditions on the project site could pose a health risk for on-site employees, visitors, and nearby receptors. Therefore, long-term operational impacts associated with creating a significant hazard to the public or the environment are conserved potentially significant. This issue will be evaluated further in an EIR.

- 3.8(c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **Determination: No Impact***  
(Sources: Google Earth 2017; FUSD 2017; Rialto Unified School District 2017)

The nearest school to the project site Kordyak Elementary School (4580 Mango Avenue) located approximately 0.66 mile to the southeast. As such, the closest school is located outside of a 0.25-mile radius around the project site. Therefore, no impacts would occur associated with emitting or handling hazardous materials within one-quarter mile of a school.

- 3.8(d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? **Determination: No Impact***  
(Sources: Partner 2014; DTSC 2017; SWRCB 2017)

The project site is not on a list of hazardous materials sites compiled by the DTSC or the State Water Resources Control Board (SWRCB) pursuant to Government Code Section 65962.5 as of October 2014 (DTSC 2017; SWRCB 2017). No hazardous materials sites within 1 mile of the project site were reported in the agency databases searched. Therefore, no impacts would occur

- 3.8(e, f) *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area? For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? **Determination: No Impact***  
(Sources: Google Earth 2017; Ontario 2011)

The nearest operational public-use airport to the project site is Ontario International Airport, which is approximately 12 miles from the project site. According to Map 2-2 and Map 2-4 in the Ontario International Airport Land Use Compatibility Plan (ALUCP), the project site is located outside of both a designated Safety Zone and an Airspace Protection Zone (Ontario 2011). As such, development of the project site is not restricted by the density/intensity and height restrictions outlined in the ALUCP, and construction of the project would not subject people residing or working in the project area to a safety hazard as a result of the airport. The project does not include any air travel component (e.g., runway, helipad). Accordingly, the project would not have the potential to affect air traffic patterns, including an increase in traffic levels or a change in flight path location that results in a substantial safety risk. Additionally, there are no private airstrips in the vicinity of the project site. Therefore, no impacts associated with airport hazards would occur.

- 3.8(g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **Determination: Less than Significant Impact***  
(Sources: Fontana Municipal Code; San Bernardino County 2011, 2007a)



Access to the project site is available via Lytle Creek Road. The construction and operation of the proposed project would not place any permanent physical barriers on Lytle Creek Road. Construction would take place within the project site, and no roadway closures are currently envisioned as part of project construction. Nonetheless, even if a temporary closure of a travel lane is required, the other lanes would remain open to passenger and emergency vehicles, and the closure would be short term and would cease upon completion of construction activities. As a result, the project would have less than significant impacts related to emergency response or evacuation activities.

The San Bernardino County General Plan includes policies intended to protect lives by assisting with evacuation routes. For example, Goal V/S 1 requires that efficient evacuation routes be provided to ensure all residents are evacuated efficiently during wildfires and other natural disasters. Additionally, to ensure compliance with zoning, building, and fire codes, the project applicant is required to submit appropriate plans for plan review prior to the issuance of a building permit. Adherence to these requirements would ensure that the project would not have a significant impact on emergency response and evacuation plans. Therefore, impacts associated with emergency response and evacuation routes would be less than significant.

- 3.8(h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?* **Determination: Less Than Significant Impact**  
(Source: Cal Fire 2008)

Government Code 51175-89 directs the California Department of Forestry and Fire Protection (Cal Fire) to identify areas of very high fire hazard severity zones in local responsibility areas. Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30- to 50-year time horizon and their associated expected fire behavior and expected burn probabilities, which quantify the likelihood and nature of vegetation fire exposure (including firebrands) to buildings. Local responsibility area VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data.

In 2008, the California Building Commission adopted California Building Code Chapter 7A requiring new buildings in Very High Fire Hazard Severity Zones to use ignition-resistant construction methods and materials. The code includes provisions to improve the ignition resistance of buildings, especially from firebrands.

The project site has been designated as VHFHSZ. Therefore, development on the site would be subject to compliance with the 2016 California Building Code (or the most current version) and the 2016 Edition of the California Fire Code (Part 9 of Title 24 of the California Code of Regulations). Fire Code Chapter 49 cites specific requirements for wildfire-urban interface areas that include, but are not limited to, providing defensible space and managing hazardous vegetation and fuels. The city, including the project site, is currently covered under the County of San Bernardino Multi-Jurisdictional Hazard Mitigation Plan (HMP). This plan provides guidance to effectively respond to any emergency, including wildfires. In addition, all proposed construction would be required to meet minimum standards for fire safety. Implementation of these plans and policies, in conjunction with compliance with the Fire Code, would minimize risk of loss due to wildfires.

In consideration of the existing emergency plans, the categorization of the project site as being located with a Very High Fire Hazard Severity Zone will not result in any significant exposure of individuals or structures to the threat of wildfire. Impacts would be less than significant.



### 3.9 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

3.9(a, e, f) *Violate any water quality standards or waste discharge requirements? Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? Otherwise substantially degrade water quality?* **Determination: Potentially Significant Impact**

Future development could result in soil erosion and urban pollutants entering drainages, potentially degrading downstream water quality and/or violating applicable water quality standards or waste discharge



requirements. As required by the City's National Pollutant Discharge Elimination System (NPDES) permit, the project would be required to implement a Water Quality Management Plan (WQMP). These plans typically contain a comprehensive list of sites design/low-impact-development (LID), source control, treatment control, and other best management practices (BMPs) to be installed on-site to prevent downstream water quality impacts. Based on preliminary analysis, long-term impacts are forecast to be potentially significant. A project-specific WQMP will be prepared to further determine the degree of project impacts related to water quality standards or waste discharge, and the results will be summarized in an EIR.

- 3.9(b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?* **Determination: Less Than Significant Impact**  
(Source: FWC 2016)

A project would normally have a significant impact on groundwater supplies if it were to result in a demonstrable and sustained reduction of groundwater recharge capacity or change the potable water levels such that it would reduce the ability of a water utility to use the groundwater basin for public water supplies or storage of imported water, reduce the yields of adjacent wells or well fields, or adversely change the rate or direction of groundwater flow. The proposed project would not install any groundwater wells and would not otherwise directly withdraw any groundwater. In addition, there are no known aquifer conditions at the project site or in the surrounding area that could be intercepted by excavation or development of the project. Therefore, the proposed project would not physically interfere with any groundwater supplies.

Currently, the proposed site is largely permeable. However, construction of the proposed project will result in an increase in impervious surfaces by approximately 1,175,720 square feet, which is equivalent to 27 acres. The Fontana Water Company (FWC) would provide domestic water supply service to the proposed project site. According to the FWC's 2015 Urban Water Management Plan, the Chino Groundwater Basin is the company's primary source of water (FWC 2016).

The Chino Groundwater Basin, which covers a surface area encompassing 154,000 acres (240 square miles), is adjudicated and has a safe yield of 140,000 acre-feet per year. Under the adjudication agreement, the FWC can pump sufficient groundwater to meet its customers' demands. Should total pumping exceed the safe yield of the basin, an assessment is imposed to cover the cost of replenishment. A basin management plan is in place to protect the basin from overproduction.

As such, sufficient water supplies are available from the FWC to serve the proposed project, and the Chino Groundwater Basin would not be substantially depleted because of serving the project. Additionally, the project would incorporate an on-site detention flood control/infiltration basin in the southwest portion of the project site. Stormwater from impervious areas would be directed to the infiltration basin to both filter and recharge stormwater. Therefore, impacts would be less than significant.

- 3.9(c, d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?* **Determination: Potentially Significant Impact**

It is not forecast that the project would impact natural water courses and or a river. However, implementation of the project could potentially alter the existing drainage pattern on the project site and result in on- and off-



site flooding. Based on preliminary analysis, a potentially significant impact could occur to existing drainage patterns. A project-specific WQMP will be prepared to further determine the degree of potential impacts, and the results will be summarized in an EIR.

- 3.9(g, h, i) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Place within a 100-year flood hazard area structures which would impede or redirect flood flows? Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?*

**Determination: No Impact**

(Sources: FEMA 2008, 2017; San Bernardino County 2007b)

The Federal Emergency Management Agency (FEMA) (2008) Flood Hazard Map No. 06071C7915H identifies the project site as being in Flood Hazard Zone X, which is defined as an area of minimal flood hazard outside of both a 1 percent Annual Chance Flood Hazard Zone (100-year floodplain) and 0.2 percent Annual Chance Flood Hazard Zone (500-year floodplain) (FEMA 2017). According to the San Bernardino County (2007b) General Plan Hazard Overlays map, the project site is located outside of a dam inundation area. Additionally, the project would not involve the development or placement of any housing on the project site. Therefore, no housing would be developed and/or placed within a 100-year flood hazard area as mapped on the FEMA map. No impacts associated with flooding would occur.

- 3.9(j) *Inundation by seiche, tsunami, or mudflow?* **Determination: No Impact**

(Sources: Google Earth 2017; Fontana 2003a)

The project site is 62 miles from the Pacific Ocean and is not susceptible to tsunamis. There are no bodies of water in Fontana or any other area adjacent to the project site that can produce seiche activity. Further, there are no bodies of water or slopes in the project area that can produce mudflow that would affect the project site or vicinity. No impacts would occur.



**3.10 LAND USE AND PLANNING**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			

3.10(a) *Physically divide an established community?* **Determination: No Impact**  
(Source: Fontana 2003a)

The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility within an existing community or between a community and an outlying area.

The project site is in a primarily undeveloped portion of the City’s Sphere of Influence. The project site was previously used for agricultural purposes but has most recently been occupied by residential dwelling units and does not currently include active agricultural uses. Surrounding parcels are primarily vacant or open space and zoned Single Residential (south); Special Development Residential, Resource Conservation, and Floodway (west); Rural Living and Neighborhood Commercial (north); and Regional Mixed Use and General Commercial (east).

The project site is not used as a connection between two established communities. Instead, connectivity in the surrounding project area is facilitated via local roadways. Development of the proposed project would be consistent with existing and planned development on surrounding properties and would not impede movement through the area. Therefore, no impacts associated with division of an existing community would occur.

3.10(b, c) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Conflict with any applicable habitat conservation plan or natural community conservation plan?* **Determination: Potentially Significant Impact**  
(Source: Fontana 2003a)

The existing land use designation for the project site Single Residential (RS), which allows for single residential dwellings; Rural Living (RL), which designates sites for rural residential uses, incidental agricultural uses, and similar and compatible uses; and Institutional (IN). This designation provides for single-family housing on lots with a minimum of 1 acre. According to the City, the primary land use concern is that currently this land is part of the county and is not zoned for warehouse. Because the project would



develop a single warehouse development on an approximately 76-acre site, it would be inconsistent with the County's designation for the property. The project would require the approval of Annexation No. 16-001, which, as proposed, would amend the City's Sphere of Influence to include APN 0239-041-15 and portions of APNs 0239-091-13 and -14, encompassing approximately 1.5 acres, and annex a total of 22 parcels and portions of road right-of-way encompassing approximately 149 acres into the City of Fontana. With the approval of the land annexation that would extend the City's Sphere of Influence, the City would then be able to consider the project entitlement options, as outlined in Section 2.2, Project Description of this document.

With the approval of Annexation No. 16-001 and the implementation of either Option 1 or Option 2, the project would be consistent with the land use designation and zoning. However, considering that the project is subject to the approval of Annexation No. 16-001 to resolve the current land use inconsistency, it is determined that a potentially significant impact would occur under the existing conditions. Further analysis will be conducted in an EIR.



**3.11 MINERAL RESOURCES**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

3.11(a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?* **Determination: No Impact**

(Sources: DOC 1984; Fontana 2003a)

The project site is not located in a Mineral Resources (MR) overlay zone (DOC 1984) and is not a known source of any mineral resources. No impact would occur.

3.11(b) *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?* **Determination: No Impact**

(Source: Fontana 2003a)

The project site is not identified as a locally important mineral resource recovery site on any applicable land use plans. Therefore, development of the project would not result in the loss of any locally important mineral resource site. No impact would occur.



**3.12 NOISE**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels?			X	

3.12(a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **Determination: Potentially Significant Impact***

The project would create a temporary increase in noise during development activities including the following:

- Use of equipment during demolition of structures
- Use of equipment during site clearing (trees, vegetation, debris)
- Use of earthmoving equipment during grading and site preparation
- Use of construction and paving equipment during building construction and installation of paved and landscape areas
- Construction-related traffic including employee trips, truck trips associated with equipment and materials delivery, and removal of demolition debris

The project would also result in long-term changes in ambient noise associated with typical warehousing activities. Noise would be generated by truck and passenger vehicle trips to and from the site on adjacent roadways; trucks backing up, starting, and idling; forklifts; and mechanical systems (heating, ventilation, and air conditioning). Long-term operational noises also include project-generated traffic and the resulting traffic noise on adjacent roads.

The project would be required to comply with established City standards for noise. Project impacts would be considered significant if projected noise would exceed City standards. Impacts would be potentially significant. The projected noise levels and compliance with City standards will be further evaluated in an EIR.



3.12(b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

**Determination: Potentially Significant Impact**

(Source: FTA 2006)

Some equipment used during construction would have the potential to create groundborne noise or vibration, including dozers, graders, cranes, loaded trucks, water trucks, and pavers. Continuous vibrations with a peak particle velocity (PPV) of approximately 0.10 inches per second are considered to cause annoyance. The project is forecast to create potentially significant vibration levels generated during construction activities. This issue will be further evaluated in an EIR.

3.12(c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Determination: Potentially Significant Impact***

As discussed in Response 3.12(a), the project would generate long-term noise associated with typical warehousing activities. A potentially significant impact could result if the increase in ambient noise is substantial or would result in noise levels that exceed City standards. Impacts would be potentially significant. The resulting permanent increase in ambient noise levels resulting from the project will be further evaluated in an EIR.

3.12(d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Determination: Potentially Significant Impact***

As discussed in Response 3.12(a), the construction and operation activities associated with the project would produce temporary and permanent increases in ambient noise levels in the vicinity. A potentially significant impact could result if the increase is substantial. The resulting increase in noise levels will be further evaluated in an EIR.

3.12(e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels? **Determination: No Impact***

(Source: Ontario 2010)

The project is not within an airport land use plan, and the closest public use airport is Ontario International Airport, which is approximately 12 miles from the project site. Therefore, the project would not expose people to aviation-related noise. No impact would occur.

3.12(f) *For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels? **Determination: Less Than Significant Impact***

The project is not located in the vicinity of a private airstrip. The nearest facility (either private or public), Fontana Police Heliport – CA29, is 5 miles south of the project site. Therefore, the project would not expose people to aviation-related noise. Impacts would be less than significant.



**3.13 POPULATION AND HOUSING**

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

3.13(a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?* **Determination: No Impact**

(Sources: project description; SCAG 2001, 2016)

The project would require a temporary construction workforce and a permanent operational workforce, both of which could potentially induce population growth in the project area. The temporary workforce would be needed to construct the warehouse/logistics building and associated improvements.

Because the future tenant is unknown, the number of jobs generated by the project cannot be precisely determined. Thus, for purposes of analysis, employment estimates were calculated using average employment density factors reported by the Southern California Association of Governments (SCAG). SCAG (2001) reports that for every 1,195 square feet of warehouse space in San Bernardino County, the median number of jobs supported is one employee. The project would include 1,175,720 square feet of warehouse/logistics space. As such, the estimated number of employees required for operation would be approximately 984. This number may vary, depending on the specific tenant and operation that occupies the facility.

According to the SCAG (2016) Demographics & Growth Forecast (an appendix to the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy), the number of jobs in Fontana is anticipated to grow from 47,000 in 2012 to 70,800 in 2040. The project-related increase of 984 employees would be minimal in comparison to the increase anticipated in the SCAG Growth Forecast. As such, it is anticipated that the project would provide jobs to local city residents, helping to fill the employment need. Therefore, no impacts would occur.

3.13(b, c) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?* **Determination: Less Than Significant Impact.**

(Sources: project description; Google Earth 2017; DOF 2017)

The project would involve the demolition of a limited number of existing residences that are currently on the site. All property owners on the project site are voluntarily selling their property and would be compensated for their property. At this time, no evictions are anticipated. It is expected that residents would have the ability



to relocate based on the availability of existing housing stock in the area. According to the California Department of Finance (2017), there are 53,998 housing units in the city, which are anticipated to more than accommodate residents of the limited number of housing units on the project site. As a result, the construction of replacement housing would not be necessary. Impacts would be less than significant.



**3.14 PUBLIC SERVICES**

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

3.14 *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

a) *Fire protection? **Determination: Potentially Significant Impact***  
 (Sources: Google Earth 2017; Fontana 2003; FFD 2017)

Fire protection and emergency response services are currently provided for the project site by the Fontana Fire Protection District (FFD), which is part of the San Bernardino County Fire Department. The FFD operates six fire stations, with Fire Station 79 (5075 Coyote Canyon Road in Fontana) approximately 1.3 miles southwest of the project site, and Fire Station 78 (7110 Citrus Avenue in Fontana) approximately 4.7 miles south (FFD 2017). According to the City’s (2003a) General Plan Public Facilities, Services, and Infrastructure Element, the average response time within the city is approximately 4 to 5 minutes. In addition to fire response, the FFD also investigates and mitigates all types of hazardous materials spills, exposures, and releases, as well as provides emergency medical aid.

To offset the increased demand for fire protection services, the City would condition the proposed project to provide a minimum of fire safety and support fire suppression activities, including compliance with state and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Furthermore, the project would be required to comply with the provisions of the City’s Development Impact Fee ordinance, which requires a fee payment to assist the City in providing fire protection services. However, to ensure the potential increase in calls for service would be fully mitigated with required conditions and the payment of Development Impact Fees, additional analysis will be required. Impacts associated with fire services are potentially significant. This topic will be further evaluated in an EIR.



b) *Police protection? **Determination: Potentially Significant Impact***  
(Sources: Google Earth 2017; Fontana 2003a; FPD 2013)

Police protection services are provided by the Fontana Police Department (FPD). The FPD operates out of its headquarters located at 17005 Upland Avenue, approximately 7 miles south of the project site. Like fire protection services, the project site is already within the service area of the FPD, and once operational, the project would continue to be served by the FPD. The average officer response time is currently approximately 7 minutes 36 seconds (FPD 2013).

The FPD would review the project's design of prior to project approval to ensure that the project applicant is incorporating all feasible Crime Prevention Measures Through Environmental Design strategies, which would assist in deterring on-site criminal activity by dissuading criminal behavior before it occurs. Crime Prevention Through Environmental Design elements include the strategic use of nighttime security lighting, avoidance of landscaping and fencing that limit sight lines, and use of a single, clearly identifiable point of entry. Fees are exacted on new development to pay for new facilities. Funding for the operation and maintenance of existing services comes from the City's General Fund. It is anticipated that the project would be adequately served by existing FPD facilities, equipment, and personnel. However, to ensure the potential increase in calls for service would be fully mitigated with required conditions and the payment of required fees, additional analysis will be required. Impacts associated with police services are potentially significant. This topic will be further evaluated in an EIR.

c) *Schools? **Determination: Less Than Significant Impact***  
(Sources: Fontana 2003a; FUSD 2017)

The project site is in the Fontana Unified School District (FUSD). As discussed in Response 3.13(a) in subsection 3.13, Population and Housing, the project would not substantially increase the city's population. The FUSD requires school mitigation impact fees of \$0.54 per square foot for commercial/industrial development. The project applicant would be required to pay the district's current developer impact fees for industrial use in effect at the time of building permit application. The FUSD uses these fees to pay for facility expansion and upgrades needed to serve new students. Payment of fees in compliance with Government Code Section 65996 fully mitigates all impacts to school facilities. Therefore, this impact would be less than significant.

d) *Parks? **Determination: No Impact***  
(Source: Fontana 2003a)

The future development associated with the proposed project would be industrial in nature and would not be expected to directly affect community recreational facilities. In addition, the project would not adversely affect any existing parks, recreation sites, or programs. As a result, no impacts are anticipated.

e) *Other public facilities? **Determination: Less Than Significant Impact.***  
(Source: Fontana 2003a)

Given the lack of population growth that would result from the project, it is unlikely that the project would increase the use of libraries and other public facilities. Notwithstanding, the project applicant would be required to pay its fair share of Development Impact Fees to help offset incremental impacts to libraries by helping fund capital improvements and expenditures. Therefore, impacts associated with libraries and other public facilities would be less than significant.



**3.15 RECREATION**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>RECREATION.</b> Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X

3.15(a) *Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*  
**Determination: Less Than Significant Impact**

The demand for parks is determined by changes in housing and population. In this case, the project is commercial/industrial in nature, and no new residents or housing would be introduced to the area. The project would not directly or indirectly induce population growth or increase demand on parks and recreational resources. Impacts would be less than significant.

3.15(b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?* **Determination: No Impact.**

The project does not include recreational facilities or require the expansion of recreational facilities which might have an adverse physical effect on the environment, because the type of project being proposed would not result in an increased demand for recreational facilities. No impact would occur.



**3.16 TRANSPORTATION/TRAFFIC**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			

*3.16(a, b, d, e) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

**Determination: Potentially Significant Impact**

(Sources: project application; Urban Crossroads 2016)

The proposed project is forecast to generate vehicular and truck traffic from construction and operational activities. A Lytle Creek Road alignment concept study was prepared by Urban Crossroads that analyzed the effects of realigning Lytle Creek Road. The study concluded that local access for existing residences along existing Lytle Creek Road (designated as Lytle Creek Drive on the concept alignment plan) would be preserved, separate from traffic associated with new development anticipated to occur along Lytle Creek Road. Additionally, a multiuse path satisfying minimum design requirements for use by both pedestrians and bicyclists would be provided, separate from the roadway being used by vehicular traffic. Finally, a collector roadway that provides local access to the anticipated land uses in the study area is expected to provide capacity and encourage uniform travel speeds to the maximum extent possible (Urban Crossroads 2016).



Although the proposed road realignment considers different modes of transportation, a project-specific traffic impact analysis has not yet been conducted to analyze potential impacts from all traffic.

Project operations would involve activities that would generate truck and vehicular traffic which may conflict with an applicable plan, ordinance, or policy and/or with an applicable congestion management program. A traffic impact analysis will be prepared to determine whether the project could potentially result in any adverse effects related to local and regional circulation system. Impacts associated with project-related traffic could be potentially significant. This issue will be evaluated further in an EIR.

- 3.16(c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? **Determination: No Impact***  
(Sources: Google Earth 2017; Fontana 2003a; Ontario 2011)

No public or private airstrips are in or near the project site. The nearest operational public-use airport to the project site is Ontario International Airport, which is approximately 12 miles away. According to Map 2-2 and Map 2-4 in the Ontario International ALUCP, the project site is located outside of both a designated Safety Zone and an Airspace Protection Zone (Ontario 2011). As such, development of the project site is not restricted by the development restrictions outlined in the ALUCP, and construction of the project would not adversely affect air traffic patterns. Therefore, no impacts associated with air traffic would occur.

- 3.16(f) *Conflict with adopted policies, plans, or programs supporting alternative transportation? **Determination: Potentially Significant Impact***  
(Sources: Fontana 2003a; Urban Crossroads 2016)

As part of the project, improvements would extend into Lytle Creek Road, an adjacent roadway located just to the west of the project site. Temporary construction activities could potentially impede public transit, bicycle, or pedestrian facilities. The project-specific road realignment concept study suggests that the realignment would provide a new road that would better accommodate pedestrians, bicyclists, and all other traffic (Urban Crossroads 2016). Nonetheless, a traffic impact analysis will be prepared to analyze the potential level of impact the added traffic would bring to the area and to analyze the proposed roadway infrastructure and geometry. Based on preliminary findings, it is concluded that a potentially significant conflict with adopted policies, plans, or programs supporting alternative transportation could occur. This issue will be further evaluated in an EIR.



**3.17 TRIBAL CULTURAL RESOURCES**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRIBAL CULTURAL RESOURCES. Would the project:</b>				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: <ul style="list-style-type: none"> <li>• Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?</li> <li>• A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?</li> </ul>	X			

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

- o *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*
- o *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?*

**Determination: Potentially Significant Impact**

Also, refer to Response 3.5(a) in subsection 3.5, Cultural Resources. A project-specific cultural resources study has not yet been conducted. Thus, considering that most of the project site is still undeveloped, the potential for tribal cultural resources exists. A potentially significant impact is anticipated until the cultural resources study is performed. The City has already begun the process of contacting the applicable Tribal Historic Preservation Officers of tribes that may be affected by the project to begin the tribal consultation process. The results of the project tribal consultation will be included in the EIR. This issue will be further evaluated in an EIR.



**3.18 UTILITIES AND SERVICE SYSTEMS**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

*3.18(a, b, e) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **Determination: Potentially Significant Impact***  
(Sources: IEUA 2016, 2017)

Wastewater treatment, disposal, and reuse are regulated by local, state, and federal requirements primarily to protect public health, safety, and general welfare. The project site is in the jurisdiction of the Santa Ana Regional Water Quality Control Board, which applies requirements to the wastewater treatment facilities owned and operated by treatment providers, such as the Inland Empire Utilities Agency (IEUA), which provides wastewater treatment service throughout Fontana. The IEUA currently operates four regional wastewater treatment facilities: Regional Plant (RP) No. 1, RP-4, RP-5, and Carbon Canyon Wastewater Reclamation Facility (IEUA 2017). The city is in the RP-1 service area. According to the IEUA's (2016) Urban Water Management



Plan, RP-1 has a rated, permitted treatment capacity of 44 million gallons per day (mgd) and is currently treating an average of 28 mgd, or 65 percent of its capacity.

Once operational, the project would generate wastewater at a rate of approximately 297,500 gallons per day, based on wastewater generation rates previously approved by the IEUA (2,500 gallons per day per acre for industrial use). To ensure project wastewater treatment capacity needs can be met, further analysis is required. Therefore, impacts associated with wastewater services are potentially significant. This topic will be further evaluated in an EIR.

- 3.18(c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Determination: Potentially Significant Impact***

The reader is referred to Response 3.9(d) in subsection 3.9, Hydrology and Water Quality, for further discussion of the project site's existing and proposed drainage. The project proposes to construct an on-site drainage system that would collect drainage at various points throughout the site and route it through a series of basins prior to reaching the on-site detention basin. All proposed drainage improvements would be constructed on the project site. However, as stated in Response 3.9(d), additional analysis is warranted to determine the full range of impacts associated with on-site drainage. Therefore, impacts associated with new stormwater drainage facilities or expansion of existing facilities would be potentially significant. This topic will be further evaluated in an EIR.

- 3.18(d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **Determination: Less than Significant Impact***  
(Source: FWC 2016)

Water service would be provided to the project site by the Fontana Water Company (FWC). According to the FWC's (2016) Urban Water Management Plan, the Chino Groundwater Basin is the primary source of water for the water company. The FWC also purchases imported water supplies from the IEUA and from the San Bernardino Valley Municipal Water District. The FWC served approximately 209,000 people in 2010 and anticipates its service population to increase to 259,300 by 2035. According to its Urban Water Management Plan, the FWC can rely on the abovementioned sources for an adequate water supply over the next 25 years under single- and multiple-year droughts. Sufficient water supplies are available to serve the proposed project site, and less than significant impacts would occur.

- 3.18(f, g) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Comply with federal, state, and local statutes and regulations related to solid waste? **Determination: Less Than Significant Impact***  
(Sources: Cal Recycle 2017; San Bernardino County 2017)

The main disposal site for the project area is the Mid-Valley Sanitary Landfill in Fontana, which has a capacity of 7,500 tons of solid waste per day and, as of September 2009, had 67,520,000 cubic yards of capacity available (CalRecycle 2017). The facility is projected to reach capacity in 2033.

Using California Department of Resources Recycling and Recovery (CalRecycle) waste generation rates, the proposed project is estimated to generate approximately 5,870 pounds of waste daily (1,095 tons of solid waste annually). This estimate was obtained using ratios obtained from CalRecycle's (2017) estimated solid waste generation rates for Commercial Uses, which projects the generation of approximately 5 pounds of solid waste per 1,000 square feet each day. A proposed project contribution of 1,095 tons of solid waste annually



will not substantially alter existing or future solid waste generation patterns and disposal services considering the permitted daily capacity at the Mid-Valley Sanitary Landfill. Furthermore, the proposed project will be consistent with the County's Integrated Waste Management Plan and will be required to comply with the recommendations of the San Bernardino County Department of Public Works, Solid Waste Management Division for any development associated with the project. Additionally, the proposed project would comply with all federal, state, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991. The act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. The project does not any propose activities that would conflict with the applicable programmatic requirements; therefore, the impacts will be less than significant.



**3.19 MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

**Determination: Potentially Significant Impact**

Impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and prehistorical resources, were evaluated as part of this Initial Study. As discussed in subsection 3.4, Biological Resources, impacts to biological resources are potentially significant based on the project location near the San Gabriel Mountains and the potential for wildlife habitat to occur on-site. The proposed project has the potential to disturb wildlife communities’ due to grading, as well as areas that have been previously disturbed but currently undeveloped. Moreover, as discussed in subsection 3.5, Cultural Resources, although the project site contains 8 onsite structures of which historical relevance will be analyzed in the cultural resources study. Additionally, there is potential that buried cultural resources could be present due to the large undeveloped areas of the site. Therefore, potentially significant impacts could occur to biological resources and cultural resources. Impacts will be further evaluated in an EIR.



3.19(b) *Does the project have impacts that are individually limited, but cumulatively considerable? **Determination: Potentially Significant Impact***

The project has the potential to result in potentially significant project-level impacts in the following areas: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, traffic/transportation, tribal cultural resources, and utilities and service systems. These subjects will be further evaluated in an EIR, along with their potential for cumulative impacts. All other impacts of the project were determined either to have no impact or to be less than significant without the need for mitigation. With respect to these topics, the project would not result in any significant impacts that would substantially combine with impacts of other current or probable future impacts.

3.19(c) *Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? **Determination: Potentially Significant Impact***

The project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study. In instances where the project could result in potentially significant direct or indirect impacts to the environment, including impacts to human beings, further analysis will need to be conducted in an EIR. Because of the range of potential impacts associated with the project, potential direct or indirect impacts will be evaluated in an EIR.



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## 5.0 REPORT PREPARATION PERSONNEL

### Lead Agency

#### **City of Fontana**

Planning Division  
8353 Sierra Avenue  
Fontana, CA 92335  
(909) 350-6718

DiTanyon Johnson  
(909) 350-6678

### Environmental Consultant

#### **Michael Baker International**

Environmental Planning Section  
3536 Concourse Street, Suite 100  
Ontario, CA 91764  
(909) 974-4900

#### *Contributors:*

Christine Jacobs-Donoghue, Environmental Project Manager  
Alex Pohlman, Air and Noise Specialist  
Peter Minegar, Environmental Planner  
Ruben Salas, Environmental Associate  
Molly Liedtke, Environmental Associate  
Yvette Noir, Environmental Associate  
Kendell Hillis, GIS Analyst  
Terry Axe, Administrative Support  
Suzanne Wirth, Technical Editor

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