



City of Fontana ENVIRONMENTAL CHECKLIST FORM INITIAL STUDY

BACKGROUND

1. **Project Title:** Master Case No. 14-012; Tentative Parcel Map No. 14-003; Design Review No. 14-005; Goodman Logistics
2. **Lead Agency Name and Address:** City of Fontana
8353 Sierra Avenue
Fontana, California 92335
3. **Contact Person and Phone Number:** Shannon J. Casey, AICP
Senior Planner
909-350-7608
4. **Project Location:** The project is located on an rectangular-shaped property consisting of twelve (12) parcels (APN's 0237-191-02, -04, -05, -13, -18, -19, -20, -31, -32, -44, -45, and -46) of approximately 30 adjusted gross acres on the southwest corner of Santa Ana Avenue and Citrus Avenue and having a frontage on Santa Ana Avenue of approximately 593 feet and a frontage on Citrus Avenue of approximately 1,915 feet.
5. **Project Sponsor's Name and Address:** MIG Hogle-Ireland
1500 Iowa Avenue, Suite 110
Riverside, California 92507
6. **General Plan Designation:** General Industrial (I-G)
7. **Zoning:** Slover East District (SED) of the Southwest Industrial Park Specific Plan (SWIP)
8. **Description of Project** The proposed project will combine twelve (12) parcels on approximately 30 acres of developed and previously disturbed land (existing non-conforming residential and industrial uses and one vacant parcel that has evidence of previous disking) into one parcel, and architectural and site review for development of an approximate square foot high-cube logistics warehouse distribution building. The proposed building will be of mainly concrete tilt-up construction with elevations that exceed the standards of the SWIP Specific Plan. Approximately 20,000 square feet of office space will be included in the building's total size. On-site sewer, water, and storm drain utility improvements will be provided. In addition, the site will provide adequate ingress and egress, parking, and loading areas for passenger vehicles, tractor/trailer vehicles, and pedestrians. Circulation and street improvements will be provided along Citrus Avenue and Santa Ana Avenue to include pavement, sidewalks, curb and gutter, parkway landscaping, and striping. Detention basins will be provided on-site.



9. Surrounding Land Uses and Setting:

- North: Southwest Industrial Park Specific Plan
General Industrial (I-G)
Slover East District (SED)
Developed and previously disturbed non
conforming residential and industrial uses
- South: Southwest Industrial Park Specific Plan
Regional Mixed Use (RMU)
Jurupa North District (SED)
Developed and previously disturbed non
conforming residential and industrial uses
- West: Southwest Industrial Park Specific Plan
General Industrial (I-G)
Slover East District (SED)
Developed and previously disturbed non
conforming residential and industrial uses
- East: Residential Planned Community (R-PC)
Residential Planned Community (R-PC)
Developed large-lot residential uses with
some non-conforming commercial uses

10. **Other public agencies whose approval is required:** Santa Ana Regional Water Quality Control Board (Storm Water Pollution Prevention Plan/Water Quality Management Plan), South Coast Air Quality Management District, San Bernardino County Fire Department, Hazardous Material Division, San Gabriel Valley Water District, and any other responsible agency that may have discretionary authority over all or a portion of the project.

GLOSSARY – The following abbreviations are used in this report:

EIR – Environmental Impact Report
RWQCB – Regional Water Quality Control Board
SCAQMD – South Coast Air Quality Management District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," "Potentially Significant Impact Unless Mitigation Incorporated," or "Less Than Significant Impact" as indicated by the checklist on the following pages.

(CHECK ALL THAT APPLY to be completed after you have finished the analysis)

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural and Forestry Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning
<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Energy and Mineral Resources	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Recreation	
	<input checked="" type="checkbox"/> Mandatory Findings of Significance	

DETERMINATION

On the basis of this initial evaluation: CHECK ONE, again, after you have completed your analysis

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment. A NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to, by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standard and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects 1) have been analyzed adequately in an earlier EIR or NEGATIVE

DECLARATION pursuant to applicable standards, and 2) 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.

Prepared By: Shannon J. Casey, AICP
Senior Planner

Date

Reviewed By: James R. Troyer, AICP
Community Development Director

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
1. AESTHETICS. <i>Would the project:</i>				
a) Have a substantial affect 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)	()

Comments:

- a) Potentially significant impact unless mitigation incorporated. Citrus Avenue is shown as a view corridor with scenic vistas to Jurupa Hills to the south as identified in the City's General Plan, Figure 6-1. The proposed project, twelve (12) parcels on approximately 30 acres of developed and previously disturbed land, into one parcel, and architectural and site review for development of an approximate 43-foot high, 639,473 square foot high-cube logistics warehouse distribution building that would be set back approximately 20 feet from Citrus Avenue and 94 feet from Santa Ana Avenue would not obstruct the scenic vistas for those traveling along Citrus Avenue; however, although the project would comply with existing local requirements, the Southwest Industrial Park Specific Plan Update and Annexation EIR (certified May, 2012) identified a significant and unavoidable impact for which a Statement of Overriding Consideration was ultimately adopted. The long-term build out of industrial, commercial, and office uses throughout the SWIP Specific Plan Update area would result in a significant alteration in views of the Jurupa Mountains to the south and the San Gabriel Mountains. Additionally, short-term visual impacts to adjacent residentially zoned properties (R-PC District to the east) would occur during construction for which the SWIP Specific Plan Update and Annexation EIR provides the following mitigation measure to reduce the impact to less than significant:

EIR 4.1-3a: Construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site to the extent practical. Staging areas shall be screened from view from residential properties with solid wood fencing or green fence. Construction worker parking may be located off-site with approval of the City; however, on-street parking of construction worker vehicles on residential streets shall be prohibited. Vehicles shall be kept clean and free of mud and dust before leaving the project site. Surrounding street shall be swept daily and maintained free of dirt and debris.

Source: City of Fontana General Plan; Southwest Industrial Park Specific Plan Update and Annexation EIR;

- b) Potentially significant impact unless mitigation incorporated. The properties proposed for development are currently developed and/or highly disturbed. Aerial photographs show existing non-conforming residential and commercial/industrial uses and patterns indicating regular diskings of the site(s). There are no scenic rock outcroppings, or historical buildings on the site. There are some trees on site. Removal and replacement of some heritage species trees are subject to the City of Fontana's Preservation of Heritage, Significant and Specimen Trees (FCC 28-61, Article III) which requires replacement of any heritage or significant specimen tree to be replaced. Citrus Avenue and Santa Ana Avenue are not State Scenic Highways. Evergreen Arborist Consultants found that the following mitigation measure would reduce the impact to existing trees to less than significant:

AES -1: The table below identifies those protected and significant trees along with the City mitigation requirements for the removal of the trees.

Qty	Species Name	DBH	Condition	Replacement Ratio*	Required Mitigation
15	Eucalyptus Camaldulensis (River Red Gum)	20"-25"	50% (Poor)	One (1) 15-Gallon per Tree	15 15-Gallon Trees
20	Eucalyptus Polyanthemos (Red Box)	10"-30"	45% (Poor)	One (1) 15-Gallon per Tree	20 15-Gallon Trees
7	Eucalyptus Polyanthemos (Red Box)	10"-30"	10% (Very Poor)	One (1) 15-Gallon per Tree	7 15-Gallon Trees
2	Eucalyptus Polyanthemos (Red Box)	18"-30"	60% (Average)	Four (4) 24" Box per Tree	8 24"Box Trees
1	Cedrus Deodaro (Deodar Cedar)	15"	45% (Poor)	One (1) 15-Gallon per Tree	1 15-Gallon Trees
3	Olea Europaea (Olive)	6"	Poor	One (1) 15-Gallon per Tree	3 15-Gallon Trees
48	Total Protected/ Significant Trees Onsite				46 15-Gallon Trees 8 24" Box Trees

* City of Fontana Chapter 28: *Vegetation- Heritage and Significant Tree Replacement Table No. II for Trees Seven Inches in Diameter or Greater*

Based on the above, the City Ordinance requires replacement mitigation of forty-six 15-Gallon Trees and eight 24" Box Trees. The applicant is proposing a total of 374 trees consisting of the following sizes:

Qty	Tree Size
50	36" Box Tree
151	24" Box Tree
173	15-Gallon Tree

In summary, the trees proposed for the project comply with the tree replacement requirements in the City of Fontana's Tree Preservation Ordinance.

Source: City of Fontana Aerial Ortho Photograph, 2009; FCC 28-61, Article III; Southwest Industrial Park Specific Plan Update and Annexation EIR; Consulting Arborist Report, Evergreen Arborist Consultants.

- c) Less than significant impact: This impact was analyzed in the Southwest Industrial Park Update and Annexation EIR. It was found that future development associated with the specific plan update would not permanently degrade the visual character of the site and/or immediate surroundings. Implementation of the specific plan, including projects such as being proposed contemplated by the EIR, would change the long term character of the area, but these changes would not be considered "degrading." Source: Southwest Industrial Park Specific Plan Update and Annexation EIR.
- d) Less than significant impact. This impact was analyzed in the Southwest Industrial Park Update and Annexation EIR. Future development associated with the specific plan update would not create a new source of light and glare that would adversely affect views in the area. The project would be consistent with the Fontana City Code and the Southwest Industrial Park Specific Plan regulations as applicable, all exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent properties or streets. Source: Fontana City Code; Southwest Industrial Park Specific Plan; Southwest Industrial Park Specific Plan Update and Annexation EIR.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
2. AGRICULTURAL AND FORESTRY RESOURCES. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	()	()	()	(X)
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	()	()	()	(X)
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code 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 forest land or conversion of forest land to non-forest use?	()	()	()	(X)

e)	Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	()	()	()	(X)
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Comments:

- a) No impact. The proposed project is planned on a site that is designated as "Urban and Built-Up Land" and "Other Land" on maps designed by the California Department of Conservation Farmland Mapping and Monitoring Program. Urban and Built-Up Land is defined as "*Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes,*" while "Other Land" is "*...vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres...*" This project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Additionally, the project site shows evidence of previous disking. Source: State of California, Department of Conservation.
- b) No impact. Currently there are no properties in the City of Fontana under Williamson Act contract. Additionally, the subject property is not zoned for agricultural use.
- c) No impact. The proposed project, if approved, would not conflict with any zoning or cause rezoning of any forest or timberland. The proposed site is not forest or timberland.
- d) No impact. The property is a mix of non-conforming residential and commercial/industrial uses on developed and/or previously disturbed land. There is no forest land on the site; therefore, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Source: Southwest Industrial Park Specific Plan; City of Fontana General Plan; City of Fontana Zoning and Development Code.
- e) No impact. The existing designated "Urban and Built-Up Land" and "Other Land" is surrounded by urban development. This project would not induce conversion of nearby agriculture land to non-agricultural use. Source: State of California, Department of Conservation

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
3. AIR QUALITY. 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 non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions that 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)	()

Comments:

- a) – d) Potentially significant impact unless mitigation incorporated. The air quality and greenhouse gas impacts associated with this project were analyzed in the Southwest Industrial Park Update and Annexation EIR and in the Air Quality & Climate Change Assessment and Health Risk Assessment prepared by MIG Hogle-Ireland (May, 2014). The EIR found that even with mitigation incorporated some impacts would remain significant and unavoidable and a Statement of Overriding Considerations was adopted by the City Council in May, 2012.

Additionally, a Health Risk Assessment was prepared and found that the highest incremental increases of diesel particulate matter (DPM) would occur at the residence located across Citrus Avenue from the project's eastern driveway and west of the project site. Cancer health risks at these locations are less than the threshold of 10 in one million established by the South Coast Air Quality Management District (SCAQMD). The non-cancer hazard index is 0.003 and this index value is less than the threshold of 1.0 established by SCAQMD. No receptor will be exposed to an increase in cancer or non-cancer health risks in excess of SCAQMD thresholds.

Short-Term Air Quality: Construction activities associated with the proposed project would generate dust and construction vehicle and equipment emissions during site preparation and construction. However, implementation of the following applicable best available control and mitigation measures as included in the EIR analysis findings would reduce these impacts to a level of less than significant for this project:

AQ1: Coating Restrictions: Prior to issuance of building permits, the project proponent shall submit, to the satisfaction of the Community Development Director, a Coating Restriction Plan (CRP) consistent with the SCAQMD guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures shall be implemented to the satisfaction of the Building and Safety Division. These shall include the following:

1. The volatile organic compounds (VOC) of proposed architectural coatings shall not exceed zero for interior and exterior applications.

This measure shall conform to the performance standard that emissions of VOC from application of interior and exterior coatings shall not exceed the daily emissions thresholds established by the SCAQMD. The CRP shall specify the High-Volume, Low Pressure (HVLP) spray guns for application of coatings.

EIR 4.2-1a: All construction equipment shall be maintained in good operating condition as to reduce emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specification. Maintenance records shall be available at the construction site for

City verification. The following additional measures, as determined applicable by the City Engineer, shall be included as conditions of the grading permit issuance:

1. Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow;
2. Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site;
3. Reroute construction trucks away from congested streets or sensitive receptor areas;
4. Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM 10 generation;
5. Require the use of 2010 and newer diesel haul trucks (e.g., material deliver trucks and soil import/export). If 2010 model year or newer diesel trucks cannot be obtained, trucks meet EPA 2007 model year NOX and PM emissions may be used; and,
6. During project construction, all internal combustion engines/construction equipment operation on the project site shall meet EPA-Certified Tier 3 emissions standards, or higher according to the following:
 - a. Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emissions standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB). Any emissions control device used by the contractor shall achieve emissions reductions that no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
 - b. A copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment;

EIR 4.2-1b: Prior to issuance of any grading permits, the applicant shall submit construction plans to the City of Fontana denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment will be utilized or that their use was investigated and found to be infeasible for the project. Contractors shall also conform to any construction measures imposed by the SCAQMD as well as City Planning staff;

EIR 4.2-1c: All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 113;

EIR 4.2-1d: Paints shall be applied either by hand or high volume, low pressure (HVLP) spray. Alternatively, the contractor may specify the use of low volatility paints and/or coatings. Both the use of VHLP or hand application and the requirement for low volatility coatings shall be incorporated;

EIR 4.2-1e: All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108; and,

EIR 4.2-1f: Prior to the issuance of grading permits or approval of grading, plans shall include a dust control plan as part of the construction contract standard specifications. The dust control plan shall include measures to meet the requirements of SCAQMD Rules 402 and 403.

Long-Term Air Quality. Long-term air quality impacts were analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR and it was found that it could facilitate the construction of new uses and that new development projects would result in a significant overall increase in regional pollutant loads due to mobile source emissions and area source emissions. Although impacts would remain significant and unavoidable, and a Statement of Overriding Considerations was adopted by the City Council, implementation of the following mitigation measures would lessen the overall impact. Implementation of these measures would lessen the impact to less than significant for this project:

EIR 4.2-2c: All industrial facilities shall post signs requiring that trucks shall not be left idling for prolonged periods pursuant to Title 13 for the California Code of Regulations, Section 2485, which limits idle times to not more than five minutes;

EIR 4.2-2f: Post both bus and MetroLink schedules in conspicuous areas;

EIR 4.2-2g: Configure operating schedules around the bus and MetroLink schedule to the extent reasonably feasible; and,

EIR 4.2-2J: Incorporate light colored roofing materials.

Source: Southwest Industrial Park Specific Plan Update and Annexation EIR; Air Quality & Climate Change Assessment; Health Risk Assessment.

- e) Less than significant impact. Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within 1/4 mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401. The proposed project is located within 1/4 mile of existing residences. Substantial odor-generating sources included land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, or various heavy industrial uses. The proposed project is distribution warehouse, and therefore, potential operational-source odor impacts are considered less than significant. Additionally, this impact was analyzed under the Southwest Industrial Park Specific Plan Update and Annexation EIR and the effect was found not to be significant. Source: Southwest Industrial Park Specific Plan Update and Annexation EIR.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. <i>Would the project:</i>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	()	(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 Game 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)	()

Comments:

- a) Potentially significant impact unless mitigation incorporated. Biological resource impacts were analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR. Additionally, a biological assessment was conducted in May, 2014 by Natural Resources Assessment, Inc. The EIR found that future development would not adversely affect, either directly or through habitat modification, any species identified as a candidate, sensitive or special status species upon the implementation of identified mitigation measures. Furthermore, the EIR mitigation measure 4.3-1a requires that a biological assessment be performed prior to issuance

of grading permits. Natural Resources Assessment, Inc. prepared an assessment in May, 2014 and included additional mitigation measures. With all identified mitigation measures incorporated, impacts from the proposed project are less than significant.

EIR 4.3-1b: Any future disturbance for site-specific developments within the project site shall be conducted outside the State-identified bird nesting season (February 15 through September 1). If construction during the nesting season must occur, the site shall be evaluated by a City-approved biologist prior to ground disturbance to determine if nesting birds exist on-site. If any nests are discovered, the biologist shall delineate an appropriate buffer zone around the nest, depending upon the species and type of construction activity. Only construction activities approved by the biologist shall take place within the buffer zone until the nest is vacated;

EIR 4.3-1c: Prior to any ground disturbance, trees scheduled for removal shall be evaluated by a City-Approved biologist for roosting bats. If a roost is present, the biologist will develop a plan to minimize impacts to the bats to the greatest extent feasible; and,

The biological analysis found that potential burrowing Owl habitat may present on ruderal habitat on-site. Project development will result in the loss of ruderal plant communities, although ruderal and weedy habitats are not considered to be significant for wildlife.

BIO-1: The project proponents shall conduct a Take Avoidance Survey no less than 14 days prior to initiating ground activities to determine if burrowing owls are nesting on site (CDFG 2012a). Occupied burrows will not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by the California Department of Fish and Wildlife (CDFW) verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied burrows are foraging independently and are capable of independent survival;

BIO-2: If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within 500 meters of the burrowing owl's nest during the breeding season so as to avoid abandonment of the young (CDFW 2012b); and,

BIO-3: If burrowing owls are found during the Take Avoidance Survey, the project proponents shall prepare a Burrowing Owl Mitigation and Monitoring Plan according to the 2012 Staff Report on Burrowing Owl Mitigation and submit it to the CDFW if owls will be significantly impacted by the project. The Burrowing Owl Mitigation and Monitoring Plan will be developed to describe the proposed relocation site and follow-up monitoring. The plan shall include the number and location of any occupied burrow sites and details on adjacent or nearby suitable habitat available to the owls for relocation.

Additionally, it is possible that nesting of raptors may occur on-site (although none were observed during the field survey conducted on May 5, 2014) during construction as the project site has potential to support tree and scrub habitat for potential nesting. Therefore, the following mitigation measures are required to bring the level of impact to less than significant:

BIO-4: If site clearing, tree removal, or site grading will occur during the raptor nesting season (February 1 through August 31):

1. A breeding bird survey will be required to determine if nesting is occurring. Occupied nests will not be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that either (a) the

adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival; and,

2. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur within 300 feet of non-raptor nests; and within 500 feet of raptor nests, during the breeding season so as to avoid abandonment of the young (CDFW 2012b).

Source: Southwest Industrial Park Specific Plan Update and Annexation EIR; General Biological Assessment, Goodman Logistics Center Fontana (May, 2014), Natural Resources Assessment, Inc

- b) Less than significant impact. The project area is not riparian; however, the City's General Plan identifies this as "non-native" grassland although the California Department of Conservation Farmland Mapping and Monitoring Program "Urban and Built-Up Land" and "Other Land." Additionally, there is evidence that vacant/undeveloped areas of the project site are routinely disked. Biological Resource impacts were analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR. Additionally, a biological assessment was conducted in May, 2014 by Natural Resources Assessment, Inc. The EIR found that future development would not adversely affect any riparian habitat or other sensitive natural community and recommended a site specific habitat evaluation which was conducted for this project in May, 2014. No jurisdictional waters are present on site. The mitigation measures above would ensure impacts are less than significant. Source: Southwest Industrial Park Specific Plan Update and Annexation EIR; General Biological Assessment, Goodman Logistics Center Fontana (May, 2014), Natural Resources Assessment, Inc
- c) Less than significant impact. Biological Resource impacts were analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR. A biological assessment was conducted in May, 2014 by Natural Resources Assessment, Inc. The project site is not a wetland. No evidence of any jurisdictional waters is present on site. Source: Southwest Industrial Park Specific Plan Update and Annexation EIR; General Biological Assessment, Goodman Logistics Center Fontana (May, 2014), Natural Resources Assessment, Inc
- d) Less than significant impact: Interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeding the use of native wildlife nursery sites was analyzed under the Southwest Industrial Park Specific Plan Update and Annexation EIR. It was found that the area is surrounded by urban development (paved roads, industrial, commercial, and residential development). Due to the urbanized nature of the site, no migratory corridors exist or would be affected by the proposed project. Additionally, a biological assessment of the project site was conducted and found that no jurisdictional waters are present on-site. Source: Southwest Industrial Park Update and Annexation EIR; General Biological Assessment, Goodman Logistics Center Fontana (May, 2014), Natural Resources Assessment, Inc.
- e-f) Less than significant impact. Conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance and conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan were analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR. Additionally, a biological assessment was conducted in May, 2014 by Natural Resources Assessment, Inc. It was found that the project would not conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan or any other approved local, regional or State habitat conservation Plan; however, the removal of certain trees on-site would require mitigation through the City's Preservation of Heritage, Significant and Specimen Trees (FCC 28-61, Article III) which requires replacement of any heritage or significant specimen tree. Mitigation Measure AES-1 provides proper mitigation to

reduce this to a level of less than significant. Source: City of Fontana Aerial Ortho Photograph, 2009; FCC 28-61, Article III; Southwest Industrial Park Specific Plan Update and Annexation EIR; Consulting Arborist Report, Evergreen Arborist Consultants; General Biological Assessment, Goodman Logistics Center Fontana (May, 2014), Natural Resources Assessment, Inc.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
5. CULTURAL RESOURCES. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	()	(X)	()	()
b) Cause a substantial adverse change in the significance of an archeological resource pursuant to § 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)	()

Comments:

- a-c) Potential significant impact unless mitigation incorporated. The Southwest Industrial Park Specific Plan Update and Annexation EIR analyzed impacts that could cause a substantial adverse change in the significance of a historical resource, archeological resource, or direct or indirect destruction of a unique paleontological resource or unique geologic feature. Furthermore, a Historical/Archeological Resource Survey Report and a Paleontological Resource Assessment Report was conducted by CRM Tech in May, 2014. The site is not listed in the City's Municipal Code, Chapter 5 (Buildings and Building Regulations), Article XIII (Preservation of Historic Resources) list of historic resources. Although the EIR found that future development within the specific plan area would not adversely change the significance of a historical resource, cause a substantial adverse change in the significance of an archeological resource, or directly or indirectly destroy a unique paleontological or geological feature; and while the Paleontological Resource Assessment Report states that no fossil localities were reported in the project area or in the immediate vicinity, sediment similar to those present under the ground surface at this location have produced significant fossils of extinct Ice Age animals in other portions of the Inland Empire, thus, mitigation measures are included to ensure analysis of project-specific developments. Furthermore, the Historical/Archeological Resource Survey Report found that no historical resources exist within the project area, and thus the proposed project will not cause a substantial adverse change to any known historical resource. With incorporation of the following mitigation measures, impacts are considered less than significant:

HIST-1: If any buried cultural materials are encountered during earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significances of the finds.

PALE-1: Earth moving operations in sediments identified as likely to contain paleontologic resources such as undisturbed older alluvium subsurface, should be monitored by a qualified paleontological monitor. This monitor should be prepared to quickly salvage fossils, if they are unearthed, to avoid construction delays, and have the power to temporarily halt or divert construction equipment to allow for removal of abundant or large specimens.

PALE-2: Samples of sediments shall be collected and processed to recover small invertebrate and vertebrate fossils.

PALE-3: Recovered specimens should be identified and curated at a repository with permanent retrievable storage that would allow for further research in the future.

PALE-4: A report of findings, including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, should be prepared upon completion of the steps outlined above. The report and inventory, when submitted to the City of Fontana, would signify the completion of the program to mitigate impacts on paleontologic resources.

EIR 4.4-2c: Where consistent with applicable local, State, and federal law and deemed appropriate by the City, future site-specific development projects shall consider the following request by the Soboba Band of Luiseno Indians and Morongo band of Mission Indians in the event Native American cultural resources are discovered during construction:

1. All work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards ("archaeologist") shall be hired to assess the find. Work on the overall project may continue during this period;
2. Initiate consultation between the appropriate Native American tribal entity (as determined by the archaeologist) and the project applicant;

3. Transfer cultural resources investigations to the appropriate Native American entity (as determined by the archaeologist) as soon as possible;

Source: City of Fontana General Plan EIR; Southwest Industrial Park Update and Annexation EIR; Fontana City Code, Chapter 5 (Buildings and Building Regulations), Article XIII (Preservation of Historic Resources); Historical/Archeological Resource Survey Report; Paleontological Resource Assessment Report

- d) Less than significant impact. Impacts related to the disturbance of any human remains, including those interred outside a formal cemetery was analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR. The EIR found that development occurring within the specific plan area would not result in significant impacts. No conditions exist that suggest human remains are likely to be found within the boundaries of the SWIP Specific Plan area during earth removal or disturbance activities. If human remains are encountered during grading or any other construction activities, the San Bernardino County Coroner's Office must be contacted within 24 hours of the discovery and all work must be halted until clearance is provided by that office. Source: Southwest Industrial Park Specific Plan Update and Annexation EIR

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
6. GEOLOGY AND SOILS. 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)
b) Result in substantial soil erosion or the loss of topsoil?	()	()	(X)	()
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	()	()	()	(X)

d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial 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)

Comments:

a)

- i. Less than significant impact. Generally, the Southern California region is prone to earthquakes and ground vibrations. The General Plan (Safety Element) Goal No. 1 Policy No. 3 requires the city to ensure that the design of new structures and the performance of existing structures address the appropriate earthquake hazards. The closest Alquist-Priolo Earthquake faults within the City of Fontana are the Cucamonga Fault and the San Jacinto Fault approximately eight (8) miles north of the project site. The proposed development will adhere to the City of Fontana Zoning and Development Code design standards and will be built to the current California Building Code standards. Therefore, the project will not significantly expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Source: City of Fontana General Plan, Safety Element, Section 11.
- ii. Less than significant impact. Generally, the Southern California region is prone to earthquakes and ground vibrations. The General Plan (Safety Element) Goal No. 1 Policy No. 3 requires the city to ensure that the design of new structures and the performance of existing structures address the appropriate earthquake hazards. The closest Alquist-Priolo Earthquake Fault within the City of Fontana is the Cucamonga Fault approximately eight (8) miles north of the project site; however, the San Jacinto Fault and San Andreas Fault are nearby. Both faults are known to cause strong seismic shaking. The proposed development will adhere to the City of Fontana Zoning and Development Code design standards and will be built to the current California Building Code standards. Source: City of Fontana General Plan, Safety Element, Section 11.
- iii. Less than significant impact. Generally, the Southern California region is prone to earthquakes and ground vibrations. The General Plan (Safety Element) Goal No. 1 Policy No. 3 requires the city to ensure that the design of new structures and the performance of existing structures address the appropriate earthquake hazards. The proposed development will adhere to the City of Fontana Zoning and Development Code design standards and will be built to the current California Building Code standards. The site is in a zone of low susceptibility for liquefaction and no known fault ruptures are documented on the project site. Source: City of Fontana General Plan, Safety Element, Section 11.
- iv. No impact. The project site is generally flat and the closest sloped hills, the Jurupa Hills, are approximately two (2) miles to the south, indicating low to no potential for landslides. Source: City of Fontana General Plan, Safety Element

- b) Less than significant impact. The project site is flat and is not used for any agricultural purposes. Development of the site would cause the existing soils to be compacted and covered with a building, pavement, and stabilized landscaping. Any soil erosion would be minimal; however, construction activities could disturb soils and potentially expose them to wind and water erosion temporarily. Therefore, the need to prepare a Storm Water Pollution Prevention Plan (SWPPP) in order to comply with the State's General Construction Storm Water Permit exists. The SWPPP will identify the best management practices to minimize soil erosion and protect local waterways and existing drainage systems.
- c) No impact. The entitlement and permit process requires review of grading plans, soil reports, and other documents to ensure the ground is suitable to support the proposed structure. Approval and construction of the proposed project requires compliance with City ordinances, State building codes, and adopted guidelines and policies and the State's General Construction Storm water Permit.
- d) No impact. The project would not be located on expansive soils. There are no expansive soils in the area. According to the City's Building and Safety Division, and a review of permits and supporting documents with those permits, no evidence of expansive soils is evident on any developed projects immediately surrounding this project; therefore, absent any geologic anomaly solely on this project site (which there is no evidence to suggest any geologic anomaly exists), it is reasonable to conclude that the project site is also absent of any expansive soils.
- e) No impact. The proposed project would be required to connect to City sewer infrastructure available in Citrus Avenue. Water infrastructure is available to the project site and a "will serve" letter has been provided.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>				
a) 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 gasses?	()	(X)	()	()

Comments:

- a) – b) Potentially significant impact unless mitigation incorporated. Greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment and conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses were reviewed in the Southwest Industrial Park Specific Plan Update and Annexation EIR. Although the EIR found that the specific plan update and annexation would generate greenhouse gas emissions that may have ~~a~~ significant impact on the environment and potentially conflict with an applicable greenhouse gas reduction plan, policy, or regulation; the subsequent Air Quality & Climate Change Assessment completed for this project concluded that the proposed warehouse will emit approximately 3,787.05 MTCO₂E per year accounting for the construction and operational sources. This does not exceed the 10,000 MTCO₂E thresholds

established by the SCAQMD. Additionally, this project will not result in substantial greenhouse gas emissions with mitigation measure AQ1 and others (see "Air Quality" section above).

Source: Southwest Industrial Park Specific Plan Update and Annexation EIR; Air Quality & Climate Change Assessment

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
8. HAZARDS AND WASTE MATERIALS. <i>Would the project:</i>				
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 1/4 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, would the project 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, would the project 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)
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Comments:

A) Less than significant impact. Hazards and Waste Materials impacts as described in a) through h) above were analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR and it was found that future development within the specific plan area would not create a significant hazard to the public and environment through the routine transport or disposal of hazardous materials. All future development, including this project, would be subject to compliance with existing regulations, standards, and guidelines established by the Environmental Protection Agency (EPA), State, County, and City related to the storage, use, and disposal for hazardous materials. This includes required compliance with the City's Emergency Operations Plan. In addition, any future tenant of the proposed project would be required to obtain permits from and comply with County of San Bernardino Fire Department and Fontana Fire Protection District rules concerning the storage and handling of hazardous materials, if any. Source: Southwest Industrial Park Update and Annexation EIR

b) Potentially significant unless mitigation incorporated. Hazards and Waste Materials impacts as described in a) through h) above were analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR and it was found that future development short term construction activities would create a significant hazard to the public or environment through accidental conditions involving the release of hazardous materials. Construction activities associated with this development could release hazardous materials into the environment; particularly the disturbance of soils and the demolition of structures could expose construction workers to Asbestos Containing Materials (ACM) and Lead Based Paints (LBP); however, with implementation of the following mitigation measures, this impact would be less than significant:

EIR 4.5-2a: A Phase I Environmental Site Assessment shall be prepared in accordance with the American Society of Testing and Materials Standards and Standards and Practices for All Appropriate Inquiries prior to issuance of a grading permit. The Phase I Environmental Site Assessment shall investigate the potential for site contamination, and will identify Specific Recognized Environmental Conditions that may require remedial activities prior to land acquisition or construction;

EIR 4.5-2b: Prior to potential remedial excavation and grading activities on site (if remediation is required), impacted areas shall be cleared of all maintenance equipment and materials (e.g. solvents, grease, waste oil), construction materials, miscellaneous stockpiled debris (e.g. scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the project applicant shall comply with the following measures in accordance with Federal, State, and local requirements:

1. Excavation and disposal at permitted, off-site facility;
2. On-site remediation, if necessary; or,
3. Other measures as deemed appropriate by the County of San Bernardino.

EIR 4.5-2c: Prior to the issuance of a grading or building permit, a Certified Environmental Professional shall confirm the presence or absence of ACMs and LBPs prior to structural demolition activities. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriate permitted facility.

EIR 4.5.2d: In the event any electrical transformers require relocation as a result of this project, the relocation shall be conducted under the purview of the local electricity purveyor to identify property-handling procedures regarding potential polychlorinated biphenyls.

Source: Southwest Industrial Park Specific Plan Update and Annexation EIR

- c) Less than significant impact. Jurupa Hills High School is located within 1/4 mile of the project site. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of the school. All future development, including this project, would be subject to compliance with existing regulations, standards, and guidelines established by the Environmental Protection Agency (EPA), State, County, and City related to the storage, use, and disposal for hazardous materials. This includes required compliance with the City's Emergency Operations Plan. In addition, any future tenant of the proposed project would be required to obtain permits from and comply with County of San Bernardino Fire Department and Fontana Fire Protection District rules concerning the storage and handling of hazardous materials, if any.
- d) No impact. Although some hazardous materials sites are located within the City of Fontana (See City of Fontana General Plan, Safety Element, Figure 11-6), the proposed project is not located on one of these sites. The proposed project is not 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 not create a significant hazard to the public or the environment. Additionally, all projects would require a Phase I Environmental Assessment per Mitigation Measure EIR 4.5-2a above. Source: City of Fontana General Plan; Southwest Industrial Park Update and Annexation EIR
- e) Less than significant impact. Impacts related to projects 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, were analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR to determine if the project would result in a safety hazard for people residing or working in the project area. The impacts were found to be less than significant. The Ontario International Airport (ONT) is located approximately seven (7) miles west of the project site. According to the City of Ontario General Plan Airport Environs, the southwestern portion of the SWIP is located within the "Airport Influence Area." However, this project is not located within any Runway Protection Zone, No Build Zone, or Approach Zone. The project site may be under the approach of planes arriving and/or departing ONT and is identified in the Ontario International Airport Land Use Compatibility Plan; however, the proposed project would not interfere with airport operations. Development of this project as an industrial use would not result in a safety hazard for people working in the project area. Source: Google Earth Image, November 12, 2013; Southwest Industrial Park Specific Plan Update and Annexation EIR; LA/Ontario International Airport Land Use Compatibility Plan (adopted April 19, 2011)
- f) No impact. Impacts associated with the project being within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area were analyzed under the Southwest Industrial Park Specific Plan Update and Annexation EIR and were found to be less than significant. The project is not located within the vicinity of a private airstrip; therefore, no impacts are anticipated. Source: Southwest Industrial Park Specific Plan Update and Annexation EIR

- g) Potentially significant impact unless mitigation incorporated. According to the Southwest Industrial Park Specific Plan Update and Annexation EIR, the project would not interfere with an adopted emergency response plan or evacuation plan if mitigation measures are incorporated. The City's Emergency Operations Plan anticipates that all major streets within the specific plan area would serve as evacuation routes. Construction activities associated with this development could temporarily impact street traffic adjacent to the proposed sites due to potential roadway improvements and possible extension of construction activities into the rights-of-way. With the inclusion of the following mitigation measures, impacts would be considered less than significant:

EIR 4.5-6a: Prior to issuance of grading permits, the applicant shall prepare a Traffic Control Plan for implementation during the construction phase. This plan may include the following provisions, among others:

1. At least one (1) unobstructed lane shall be maintained in both directions on surrounding roadways;
2. At any time that only a single lane is available, the developer shall provide temporary traffic signal, signal carriers (i.e. flag persons), or other appropriate traffic controls to allow travel in both directions.
3. If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.

- h) No impact. Exposure of 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, was analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR. The project site is located within an urbanized area and is surrounded by development on all sides. The project site is not located adjacent to wildlands that may increase the risk of wildland fires. Additionally, the proposed buildings would be required to have fire suppression sprinklers; therefore, no impacts would occur. Source: Southwest Industrial Park Specific Plan Update and Annexation EIR

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. 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)

Comments:

- a) Less than significant impact. The project will be required to have an approved Storm Water Quality Management Plan (SWQMP) and meet the National Pollutant Discharge Elimination System (NPDES) standards during construction. Furthermore, the project site will be connected to the City's sewer system along Citrus Avenue. The proposed project will have a less than significant impact on water quality standards and waste discharge requirements. Source: [The Code of the City of Fontana](#).
- b) Less than significant impact. It is not anticipated that the project will substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The Fontana Water Company will be supplying potable water services to the project and a "will serve" letter from that utility has been provided. Source: [City of Fontana General Plan](#).
- c) Less than significant impact. The project will be designed to direct drainage to an on-site retention basin and then into an existing storm water system downstream. There are no streams or rivers on site. With the inclusion of Best Management Practices (BMP), substantial erosion or siltation is not anticipated during construction or project operation.

- d) Less than Impact. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits to verify the drainage patterns. The project will be designed to direct drainage to an on-site retention basin and then into an existing storm water system downstream. There are no streams or rivers on site. With implementation of the planned drainage infrastructure (retention basin), any increase in the rate or amount of surface runoff would not result in flooding on- or off-site.
- e) Less than significant impact. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits to verify the drainage patterns. With the inclusion of Best Management Practices (BMP), including implementation of an approved SWQMP, and an on-site retention basin, the release of polluted runoff would be minimized to a less than significant level impact.
- f) No impact: A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits to verify the drainage patterns. With the inclusion of Best Management Practices (BMP), including implementation of an approved SWQMP, and an on-site retention basin, the release of polluted runoff would be minimized to a less than significant level impact.
- g) No impact. The City's General Plan (See Figure 11-5 identifies areas within 100 and 500 year flood plains. The proposed project is not located in a 100 or 500 year flood plain. Source: [City of Fontana General Plan](#).
- h) No impact. The City's General Plan (See Figure 11-5) identifies areas within 100 and 500 year flood plains. The proposed project is not located in a 100 or 500 year flood plain. Source: [City of Fontana General Plan](#).
- i) No impact. No dams or levees exist within the City of Fontana or near the project.
- j) No impact. The City of Fontana is located inland with no existing large, perennial body of surface water; therefore, the any project resulting from this project would not be subject to tsunamis, seiche, or mudflow.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
10. LAND USE AND PLANNING. <i>Would the project:</i>				
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)

Comments:

- a) Less than significant impact. The Southwest Industrial Park Specific Plan Update and Annexation EIR analyzed the project's ability to physically divide an established community. The project site is surrounded on all sides by existing public roads and development and is on a site that is proposed to be combined into a single parcel. No streets are proposed to be vacated with this project. Source: Southwest Industrial Park Update and Annexation EIR
- b) Less than significant impact. The proposed project is required to comply with all applicable land use policies and regulations including the City of Fontana General Plan, Southwest Industrial Park Specific Plan, and building and safety codes and regulations. Additionally, Land Use and Planning impacts were analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR and conflicts 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 were found to be less than significant. Source: Southwest Industrial Park Update and Annexation EIR
- c) No impact. Aerial photographs show that the site has been previously developed and/or disturbed by disking. The project site is not located in any habitat conservation plan or natural community conservation plan. Additionally, the Southwest Industrial Park Update and Annexation EIR found that impacts would be less than significant. Source: City of Fontana General Plan; City of Fontana Aerial Ortho Photograph, 2009; Google Earth Aerial Photograph, November 12, 2013; Southwest Industrial Park Update and Annexation EIR

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
11. MINERAL RESOURCES. <i>Would the project:</i>				
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)

Comments:

- a) No impact. According to the Open Space and Conservation Element of the City of Fontana General Plan, mineral resources in the City consist of sand and gravel deposits occurring in the alluvial fan extending southward from the base of the San Gabriel Mountains. Sand and gravel aggregates are essential ingredients in construction materials such as concrete, plaster, and mortar. The project site is developed and any sand and gravel deposits on site are limited due to the project's size, location, and existing developed condition. Extraction of sand and gravel from this site would have substantial environmental impacts to the surrounding public schools, homes, and businesses and, realistically, would not be in any amount useful to offset the feasibility of extraction. Additionally, the proposed project is an industrial/warehouse use and no mining is proposed or will occur.

- b) No impact. There are no known active sand and gravel sites in Fontana. Additionally, no known mineral resource of value to the region and the State exist on site and none are delineated on the local general plan or other land use plan. Source: City of Fontana General Plan, Open Space & Conservation Element, (Page 9-5).

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
12. NOISE. <i>Would the project result in:</i>				
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 ground borne vibration or ground borne 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 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	()	()	(X)	()
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	()	()	(X)	()

Comments:

- a) - c) Potentially significant impact unless mitigation incorporated. Noise impacts were analyzed under the Southwest Industrial Park Specific Plan Update and Annexation EIR. Additionally, an Environmental Noise Study for the Proposed Goodman Logistics Center in the City of Fontana was completed in May, 2014 by Wieland Acoustics. In the EIR, permanent increases in ambient noise levels from mobile sources were significant and unavoidable and a Statement of Overriding Considerations was adopted; however, a mitigation measure requiring the aforementioned environmental noise study was included. The noise study found that this project could cause temporary, localized increases in noise levels and vibration during periods of construction in excess of established thresholds. This project could generate significant amounts of noise and vibration during grading and construction operations that may impact sensitive receptors nearby; however, with the following mitigation measures incorporated, these

impacts would be less than significant:

NOI – 1: To comply with the City's vibration standard, heavy construction equipment (bulldozers, excavators, etc.) shall not be used within 27 feet of existing residential buildings;

NOI- 2: To minimize construction noise levels at the nearby residential properties, the contractor shall, to the extent practical, effectuate the following noise abatement measures:

1. Construction activities shall only occur during the hours permitted by the City of Fontana Municipal Code (i.e. between 7:00 a.m. and 6:00 p.m. on weekdays and between 8:00 a.m. and 5:00 p.m. on Saturdays);
2. All construction equipment items shall be fitted with properly sized mufflers;
3. Noisy construction equipment items shall be located as far as practicable from the adjacent properties;
4. In order to minimize the time during which any single noise-sensitive receptor is exposed to construction noise, construction shall be completed as rapidly as possible;
5. The quietest construction equipment owned by the contractor shall be used. The use of electric powered equipment is typically quieter than diesel, an hydraulic powered equipment is typically quieter than pneumatic power. If compressors powered by diesel or gasoline engines are to be used, they shall be contained or have baffles to help abate noise levels.
6. All construction equipment shall be properly maintained; and,
7. Noisy equipment shall be operated only when necessary, and shall be switched off when not in use.

EIR 4.71a: The following measures shall be implemented when construction is to be conducted within 500 feet of any sensitive structures or has the potential to disrupt classroom activities or religious functions:

1. Stationary equipment shall be placed as to maintain the greatest possible distance to sensitive use structures;
2. The construction contractor shall provide an on-site name and telephone number of a contact person. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party. In the event the construction noise is intrusive to an educational process, the construction liaison will revise the construction schedule to preserve the learning environment.

EIR 4.71b: Should the project require off-site import/export of fill material during construction, trucks shall utilize a route that is least disruptive to sensitive receptors, preferably major roadways. Construction trucks should, to the extent practical, avoid weekday and Saturday a.m. and p.m. peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.)

Source: Southwest Industrial Park Specific Plan Update and Annexation EIR; Environmental Noise Study for the Proposed Goodman Logistics Center in the City of Fontana

- e) – f) Less than significant impact. The Ontario International Airport is approximately seven (7) miles to the west. The proposed project is not located within the 60Ldn contour line of this airport, and

would not likely be significantly affected by aircraft noise levels. There are no private airstrips in the vicinity. This impact is less than significant. Source: [Google Earth Image, November 12, 2013; Southwest Industrial Park Specific Plan Update and Annexation EIR](#)

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
13. POPULATION AND HOUSING. <i>Would the project:</i>				
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)	()

Comments:

- a) Less than significant impact. The project is an approximate 639,473 square foot industrial distribution warehouse. Industrial warehouses do not employ large numbers of people relative to commercial and other land use sectors. It is not anticipated that this project would induce substantial population growth in the area. In fact, development of this project will reduce, slightly the housing inventory which is currently non-conforming to the area. Source: [Southwest Industrial Park Specific Plan](#).
- b) Less than significant impact. Although the project would eliminate some housing (less than 12 homes), this number is not considered substantial. The property owners are willing to sell and the homes are being acquired at fair market value, with fair compensation to the property owners.
- c) Less than significant impact. Although the project would eliminate some housing (less than 12 homes), there is other housing stock within the City of Fontana and regionally that can easily accommodate anyone displaced by the development.

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

Comments:

- a) Less than significant impact. The project's proponent would be required to pay a development impact fee for fire services. Fire Stations No. 74 and No. 77 are equidistant the project site and could provide fire protection services. A less than significant impact is anticipated.
- b) Less than significant impact. The project has the potential for an increase in calls for service; however, the proposed project will be reviewed by City staff including members of the Police Department for Crime Prevention Through Environmental Design (CPTED) standards and policies. CPTED policies have shown to reduce the incidence for calls for service. The twelve (12) parcels being consolidated to build this project were developed prior to the City's adoption of CPTED policies and, therefore, this project may reduce the number of calls for service. Additionally, the project's proponent would pay a development impact fee for Police services.
- c) Less than significant impact. There is one high school within a ¼ mile radius of the project site. However, being that this project would reduce the number of homes in the vicinity and replace them with an industrial use, it is anticipated that a project of this type could not generate a significant increased number of new students. The project proponent would pay a development impact fee to the Fontana Unified School District to accommodate the increase in students.
- d) Less than significant impact. The proposed project will result in fewer homes and convert the area to industrial uses. It is not anticipated that this industrial use will result in the need for additional parks or an increase in recreation impacts. Additionally, the project proponents would pay a development impact fee to offset potential impacts to park facilities.
- e) Less than significant impact. The project will be reviewed by City staff for impacts to other public facilities. In addition, the project proponents would be required to pay development impact fees offset any other impacts to such public facilities such as libraries, traffic improvements, and others.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
15. RECREATION. <i>Would the project:</i>				
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)	()

Comments:

- a-b) Less than significant Impact: The proposed project will remediate twelve (12) parcels with non-conforming residential and other commercial/industrial uses and replace them with a warehouse distribution facility. It is not expected that this project would increase the use of, or require the construction or expansion of, any park or recreation facility.

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC. <i>Would the project:</i>				
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)

Comments:

- a-b) Less than significant impact. The proposed project is not in 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; or in 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. Although traffic impacts on a

programmatic level were analyzed in the Southwest Industrial Park Specific Plan Update and Annexation EIR, a traffic impact analysis was conducted for this project by Urban Crossroads (April, 2014) as indicated in mitigation measure 4.9-1mm for that EIR. In this analysis, it was found that no study area intersections were found to be impacted by the project for Existing + Project traffic conditions; however, two intersections (Citrus Avenue/Slover Avenue and Citrus Avenue/Santa Ana Avenue) would be impacted cumulatively by the project. The traffic impact analysis makes recommendations, consistent with those of the SWIP specific plan, for improvements to these intersections and the applicant would pay a fair-share contribution for these improvements. Development impact fees will also be paid by the project proponent. Additionally, the project will be conditioned to complete any necessary roadway improvements adjacent to the site, if necessary. Source: Southwest Industrial Park Specific Plan Update and Annexation EIR; Southwest Industrial Park Specific Plan; Goodman Logistics Center Traffic Impact Analysis

- c) No impact. This project will result in the construction of an approximate 639,473 square foot warehouse building on a total of approximately thirty (30) acres. According to the City of Ontario General Plan Airport Environs, the southwestern portion of the SWIP is located within the "Airport Influence Area." However, this project is not located in within any Runway Protection Zone, No Build Zone, or Approach Zone. The project site may be under the approach of planes arriving and/or departing ONT and is identified in the Ontario International Airport Land Use Compatibility Plan; however, the proposed project would not pose any substantial risk. Source: Southwest Industrial Park Specific Plan Update and Annexation EIR; LA/Ontario International Airport Land Use Compatibility Plan
- d) No impact. The proposed development is designed so that there is not a substantial increase in hazards. The project has been reviewed by the City's Engineering Department and Planning Division to ensure no hazards are present in the design or land use compatibility.
- e) No impact. The applicant has plotted the turning radius of the largest fire truck on the internal access routes to address the turning radius for emergency vehicles. The site design will meet the City of Fontana standards for street width and turning radii. Furthermore, the project design and layout has been reviewed by the Fontana Fire Protection District to ensure adequate emergency access will be present.
- f) No impact. The applicant has provided parking stalls for the project which meet the minimum required and will meet the Fontana City Code and SWIP standards for size and number of parking spaces and requirements for bicycle racks and pedestrian access. (Source: Fontana City Code, Zoning and Development Code and Southwest Industrial Park Specific Plan)

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
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 storm water 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)	()

Comments:

- a) Less than significant impact. Wastewater disposal is regulated under the federal Clean Water Act and the state Porter-Cologne Water Quality Control Act. The Regional Water Quality Control Board (RWQCB) implements these acts by administering the National Pollutant Discharge Elimination System (NPDES), issuing water discharge permits and establishing best management practices. The proposed project would be connected to City sewer located on Citrus Avenue. Implementation of the proposed project would result in increased wastewater flows that would be collected and treated at the City's wastewater treatment plant. Disposal of

treated wastewater flows would be required to comply with WDS regulatory requirements and would therefore comply with wastewater treatment requirements of the RWQCB. This impact is less than significant.

- b) Less than significant impact. Implementation of the proposed project would result in increased demand for municipal water and increased wastewater flows entering the City's wastewater treatment plant; however, it is not anticipated that a project of this size and density would require construction of new facilities to serve the project.
- c) Less than significant impact. Implementation of the proposed project would increase the amount of impervious surface on the project site resulting in greater stormwater runoff. New drainage facilities are required on-site in the form of a storm water retention basin. The proposed basin has adequate capacity for the project.
- d) Less than significant impact. The proposed project will be provided domestic water service by Fontana Water Company. The applicant has provided a "will serve" letter indicating that the water company will provide water services to the site.
- e) Less than significant impact. The proposed project will be provided sanitary sewer service by City of Fontana through its wastewater treatment plant and collection system. There is adequate capacity to serve the project.
- f) Less than significant impact. The Mid-Valley Landfill is located approximately two (2) miles to the northeast. It is expected that the project could be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. However, construction activities and operation could potentially impact the receiving landfills. It is not anticipated that this project would exceed the capacity of the landfill.
- g) Less than significant impact. The Mid-Valley Landfill is located approximately two (2) miles to the northeast. The proposed project design will be reviewed to ensure compliance with applicable statutes and regulations related to solid waste.

Comment [A1]: Is it really an increase over the existing residential uses?

	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE				
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)	()	()

Comments:

- a) Potentially significant impact unless mitigation incorporated. The City of Fontana has concluded, based upon the analysis herein that the proposed project to combine twelve (12) parcels on approximately 30 acres of developed and previously disturbed land into one parcel, and architectural and site review for development of an approximate 43-foot high, 639,473 square foot high-cube logistics warehouse distribution building will have a potentially significant impact unless mitigation is incorporated. With the execution of the aforementioned mitigation measures, the potential for the project to degrade the quality of the environment, and reduce habitat would become less than significant. Source: City of Fontana General Plan; City of Fontana Aerial Ortho Photograph, 2009; Google Earth Aerial Photograph, November 12, 2013; FCC 28-61, Article III; Southwest Industrial Park Specific Plan Update and Annexation EIR; Consulting Arborist Report, Evergreen Arborist Consultants; General Biological Assessment, Goodman Logistics Center Fontana (May, 2014), Natural Resources Assessment, Inc.; Historical/Archeological Resource Survey Report; Paleontological Resource Assessment Report
- b) Potentially significant impact unless mitigation incorporated. The City of Fontana has concluded, based upon the analysis herein that the proposed project will have a potentially significant impact unless mitigation is incorporated. With the execution of the aforementioned mitigation measures, impacts that could be individually limited, but cumulatively considerable would be reduced to a less than significant. Source: City of Fontana General Plan; City of Fontana Aerial Ortho Photograph, 2009; Google Earth Aerial Photograph, November 12, 2013; FCC 28-61, Article III; Southwest Industrial Park Specific Plan Update and Annexation EIR; Consulting Arborist Report, Evergreen Arborist Consultants; General Biological Assessment, Goodman Logistics Center

Fontana (May, 2014), Natural Resources Assessment, Inc.; Historical/Archeological Resource Survey Report; Paleontological Resource Assessment Report; Goodman Logistics Center Traffic Impact Analysis; Air Quality & Climate Change Assessment

- c) Potentially significant impact unless mitigation incorporated. The City of Fontana has concluded, based upon the analysis herein that the proposed project will have a potentially significant impact unless mitigation is incorporated. With the execution of the aforementioned mitigation measures, effects that would cause adverse effects on human beings, either directly or indirectly would be less than significant. Source: Potentially significant impact unless mitigation incorporated. The City of Fontana has concluded, based upon the analysis herein that the proposed project will have a potentially significant impact unless mitigation is incorporated. With the execution of the aforementioned mitigation measures, effects that would cause adverse effects on human beings, either directly or indirectly would be less than significant. Source: City of Fontana General Plan; City of Fontana Aerial Ortho Photograph, 2009; Google Earth Aerial Photograph, November 12, 2013; FCC 28-61, Article III; Southwest Industrial Park Specific Plan Update and Annexation EIR; Consulting Arborist Report, Evergreen Arborist Consultants; General Biological Assessment, Goodman Logistics Center Fontana (May, 2014), Natural Resources Assessment, Inc.; Historical/Archeological Resource Survey Report; Paleontological Resource Assessment Report; Goodman Logistics Center Traffic Impact Analysis; Air Quality & Climate Change Assessment