Morningside Community Plan

Final
July 28, 1997

Prepared for the City of Fontana

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A Lewis Homes Of California
Master-Planned Community
City of Fontana

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City of Fontana

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Option for Two Property Owners to Opt-In To Being A-Part Of The Morningside Community Plan

The owners of two properties included in the Morningside Community Plan may "Opt-In" by October 26, l997 (90 days after the Planning Commission approval of the Community Plan). These two property owners and their property are:

Name: Phillip D. & Linda F. Meade
Assessor's Parcel Number: 228-101-25

Name: Rong Chih Ea Hsu
Assessor's Parcel Numbers: 228-101-26

See Section 7.1 for a map showing the location of these properties.

An Opt-In by these property owners must occur by written notification to the City, dated no later than October 26, l997. Upon an "Opt-In" notification, the property(s) for which such a notification has been received will be considered a part of this Community Plan.

None of the Community Plan requirements/ regulations shall apply to properties whose owners do not choose to Opt-In, although the Figures (graphics) and text references herein will not be changed. If a written Op-In notification(s) is received, it (they) will be inserted in Section 7.4 of Appendix One, after Page 7-5.

1.0 Introduction

1.0 INTRODUCTION

1.1 Purpose Of The Morningside Community Plan

The Morningside Community Plan document is designed to ensure an integrated, well-planned, quality environment for the development of residential and commercial uses within a master-planned community. Timely and efficient processing for the development of the property can be ensured through the Community Plan; which, when adopted by City legislative action as an ordinance, serves both a planning and regulatory function. This document fulfills the planned community requirements of the State of California and the City of Fontana.

The Morningside Community Plan is also herein referred to as a planned community and as a project. Within this document, community plan, planned community, and project shall be synonymous.

This Community Plan contains an environmental assessment (Section 6.0). The environmental assessment, prepared by Robert Verlaan Associates, has been combined into the Community Plan for ease of review and reference.

1.2 Background

The **Morningside Community Plan** was previously filed as **The Promenade Planned Community/ Specific Plan** in January 1990. In 1993, 1994 and 1997, significant changes were made to the Land Use Plan, resulting in several revised Community Plan filings. In July 1995, the project name was changed to Heritage Palms; in August 1995, the project name was changed to Summerglen; and in November 1995, the name was changed to Morningside. Most of the technical reports, contained within Appendix Two, refer to the project name as The Promenade. However, all of these reports are applicable to the current land use plan and proposed Community Plan.

1.3 Authority

The Morningside Community Plan has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local planning agencies the authority to prepare Specific Plans. It has also been prepared pursuant to the City of Fontana Development Code, Article II, Division 9, which specifies requirements for Specific Plans and Community Plans. Division 9 considers Community Plans to be a modified form of a Specific Plan, with characteristics unique from a Specific Plan. The environmental assessment has been prepared pursuant to the environmental review requirements of the City of Fontana and the State of California. Standards contained in this document shall govern all areas within the project.

1.4 Project Location

The project site is located in southwest San Bernardino County, in the northwestern portion of the City of Fontana (see Figure 1, Regional Map and Figure 2, Local Area Map). Surrounding jurisdictions include the cities of Rancho Cucamonga, Rialto, Ontario, and unincorporated areas of San Bernardino and Riverside Counties.

Regional access to the site is provided by the San Bernardino (Interstate 10) and the Devore (Interstate 15) Freeways. The San Bernardino Freeway is a major east - west route connecting the Fontana area with the Los Angeles metropolitan area to the west and the desert areas to the east. The Devore Freeway is a major north-south route, connecting Fontana with Corona and San Diego to the south, and Barstow and Las Vegas to the north.

The project site consists of 120 gross acres located north of Baseline Avenue and east of Cherry Avenue in the City of Fontana. The site is bounded by Cherry Avenue to the west, vineyards to the north and east, and Baseline Avenue to the south.

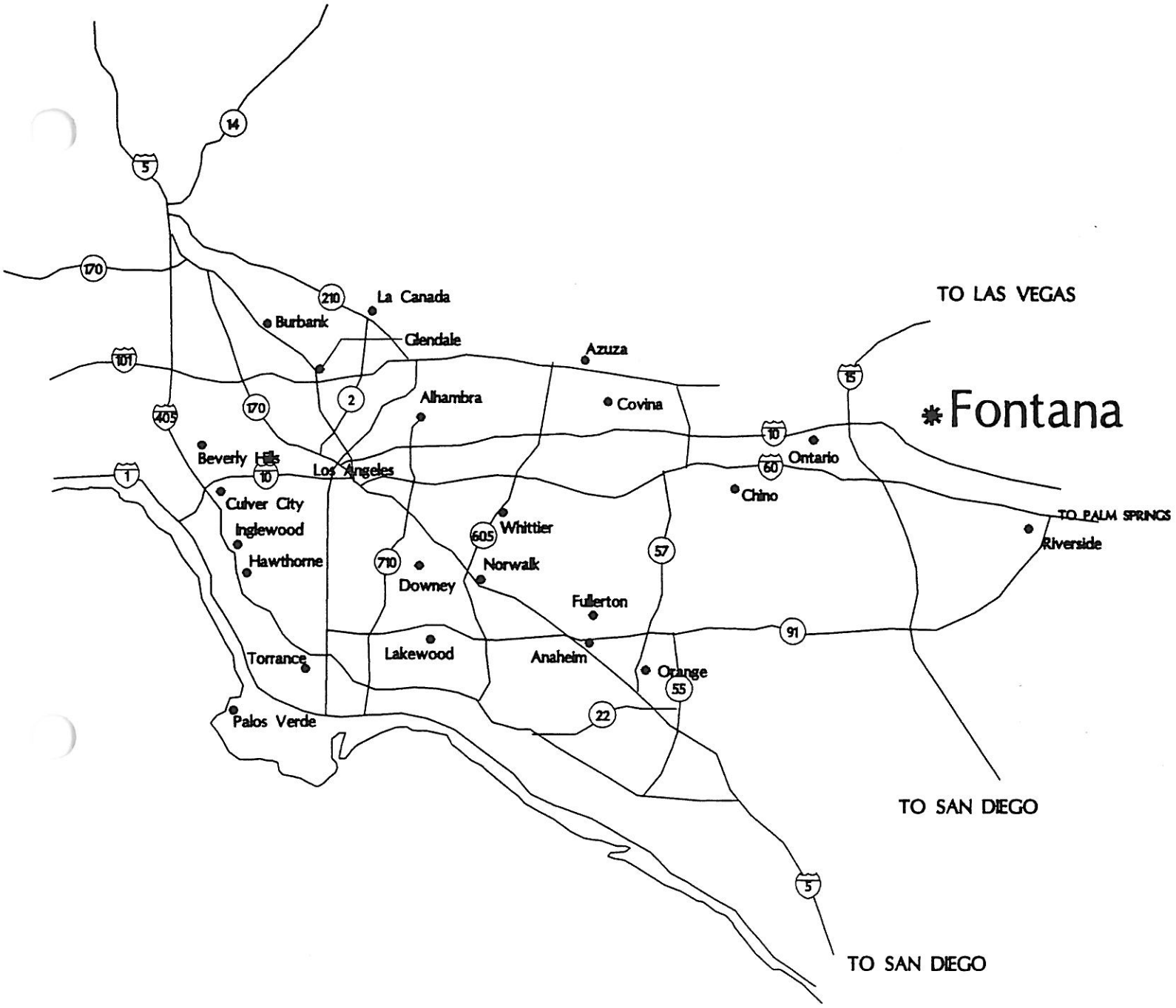
Morningside is within the boundaries of the North Fontana Redevelopment Project Area, which encompasses approximately 14 square miles of North Fontana. Figure 3, North Fontana Planned Communities, shows the location of existing and proposed specific plans and community plans in the north Fontana area.

Several major development projects have been approved and are partially developed in the vicinity of Morningside. These include:

Village of Heritage (1,478 acres) is located southwest of the project site. At buildout, Heritage will consist of 2,955 single family residences, 294 multi-family residences, 31 acres of commercial, 110 acres of office park, 448 acres of business park, open space/parks, and two school sites.

Walnut Village (342 acres) is located 3 miles east of the project site, south of Highland Avenue and east of Sierra Avenue. At buildout, Walnut Village will consist of 1,644 residential units, 39 acres of commercial uses, together with community facilities and park/open space.

Hunter's Ridge (570 acres) is located 2 miles north of the project site, above the 1-15 Freeway. At buildout, Hunter's Ridge will consist of 1,501 single family residences, 620 multi-family residences, 5.5 acres of neighborhood commercial uses, park/open space and a school site.

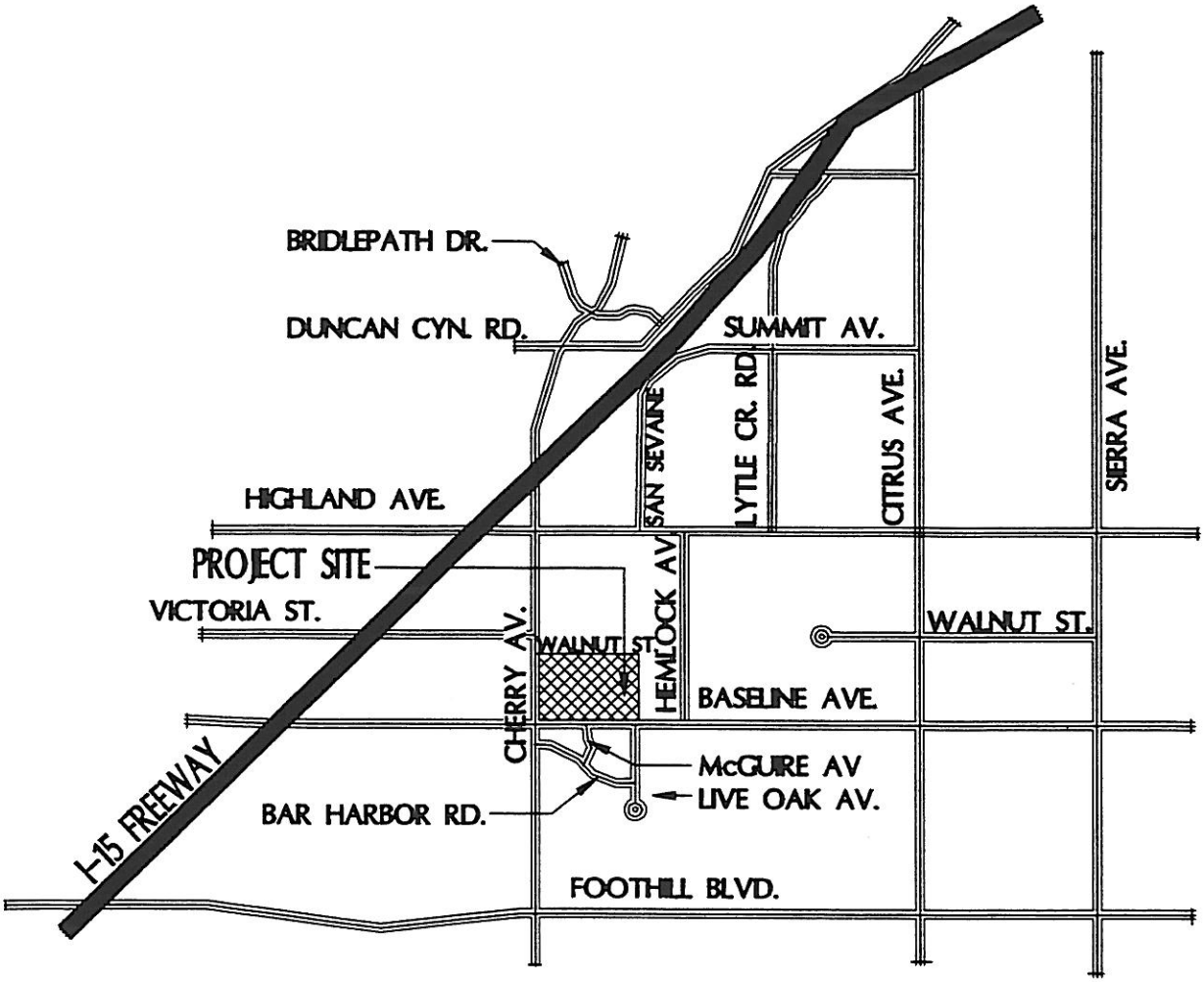


NOT TO SCALE

Morningside

Lewis Homes

REGIONAL MAP
FIGURE 1



LEGEND

EXISTING ROADWAY

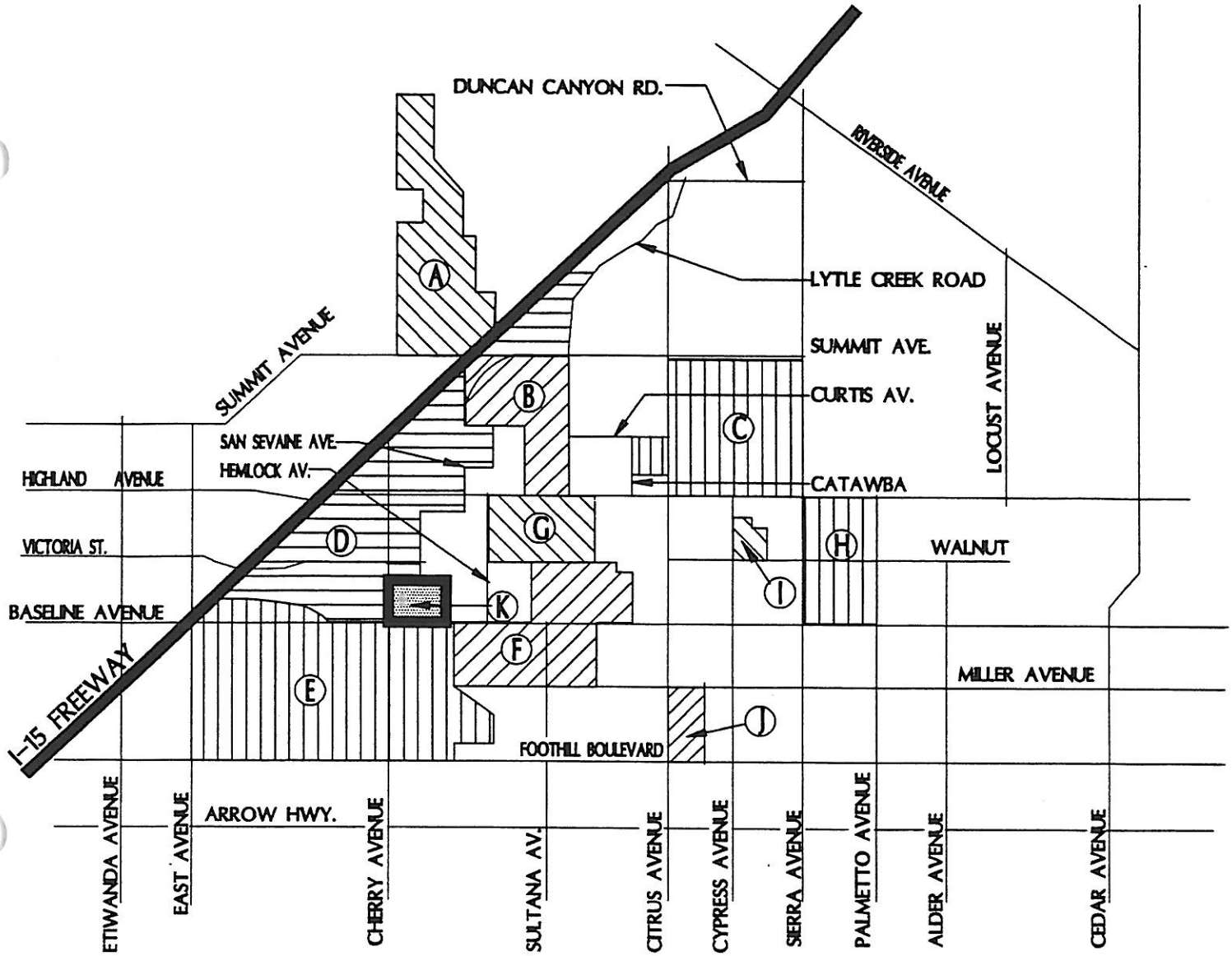
NOT TO SCALE

Morningside

Lewis Homes

LOCAL AREA MAP

FIGURE 2



LEGEND:

A HUNTER'S RIDGE (A)
B SUMMIT HEIGHTS (P)
C SIERRA LAKES (A)
D WESTGATE (A)
E HERITAGE (WEST END) (A)
F RANCHO FONTANA (A)
G CALIFORNIA LANDINGS (A)
H WALNUT VILLAGE (A)
I CLURMAN (P)
J NORTHGATE (A)
K MORNINGSIDE (P)

(A) APPROVED
(P) PROPOSED

Morningside

Lewis Homes

NORTH FONTANA PLANNED COMMUNITIES

FIGURE 3

Westgate (954 acres) is located adjacent to the northern and eastern boundaries of the project site. Westgate consists of 2,457 residential units, a commercial/ business park, parks, and other public uses..

California Landings (223 acres) is located 1.5 miles northeast of the project site, south of Highland Avenue. At buildout, California Landings will consists of 791 single family residences, 15 acres of commercial, a park, and a school site.

One other project located near Morningside is approved, but has not yet begun development:

Sierra Lakes (700 acres) is located 3 miles northeast of the project site, at Citrus Avenue and Highland Avenue. At buildout, Sierra Lakes will consist of 1,714 single family residences and 525 multi-family residences, 64 acres of commercial and business park, a golf course, parks, and a school site.

A development project proposed near the Morningside project site:

Summit Heights (316 acres) is located 2 miles northeast of the project site, north of Highland Avenue, west of Lytle Creek Road, and south of Summit Avenue. Summit Heights consists of residential, commercial/office, park, and other public uses.

1.5 Planning Goals

Prior to and during the preparation of this Community Plan document, numerous meetings were held with City Staff to discuss goals for development of the Morningside project. The following goals were identified:

- Develop a community with all single family detached homes on lots of 7,200 square feet and larger in order to help achieve the City's goal of providing additional larger lots in North Fontana.
- Develop a community of larger homes, with 70% larger than 2,000 square feet.
- Provide a master planned community in conformance with the spirit and intent of the City General Plan Land Use Map and Policies and in conformance with the Development Code, thereby allowing fast-tracking of the planning process via the Community Plan process.
- Encourage enhancement of an upscale North Fontana image.
- Create a high quality, unique community design with residential neighborhoods supported by commercial uses.

- Provide a grand entry accentuated by palms, creating an enhanced gateway to the planned community.

- Provide an efficient and attractive system of arterial highways, collector streets and local streets.

- Develop a bikeway system along Cherry Avenue, Walnut Avenue, and Baseline Avenue that will connect with a City-wide system.

- Provide for adequate infrastructure, public facilities and services.

- Support the City in achieving its newly revised Vision Statement: "the City of Fontana is dedicated to being a safe, well-maintained, family-oriented community supported by a diverse, jobs rich economy, capitalizing on the City's superior location and accessibility."

2.0 Project Overview

2.0 PROJECT OVERVIEW

2.1 Ownership

The 120 acre Community Plan site area consists of four different ownerships. The vast majority of the area (96.3 acres or 80 %), is owned by Lewis Homes of California (herein after referred to as Lewis Homes). The McNay Family Trusts (with Mary E. McNay as trustee) own 3.75 acres at the corner of Baseline and Cherry and will develop the commercial planning area cooperatively with Lewis Homes. Two other parcels, located in the southeast portion of Community Plan site, will be developed independently from the Lewis Homes and McNay parcels. At the request of the City of Fontana, these two parcels are included within the project site for planning purposes only. The various ownerships are identified in an owners list and an assessor's parcel map within Appendix 7.1.

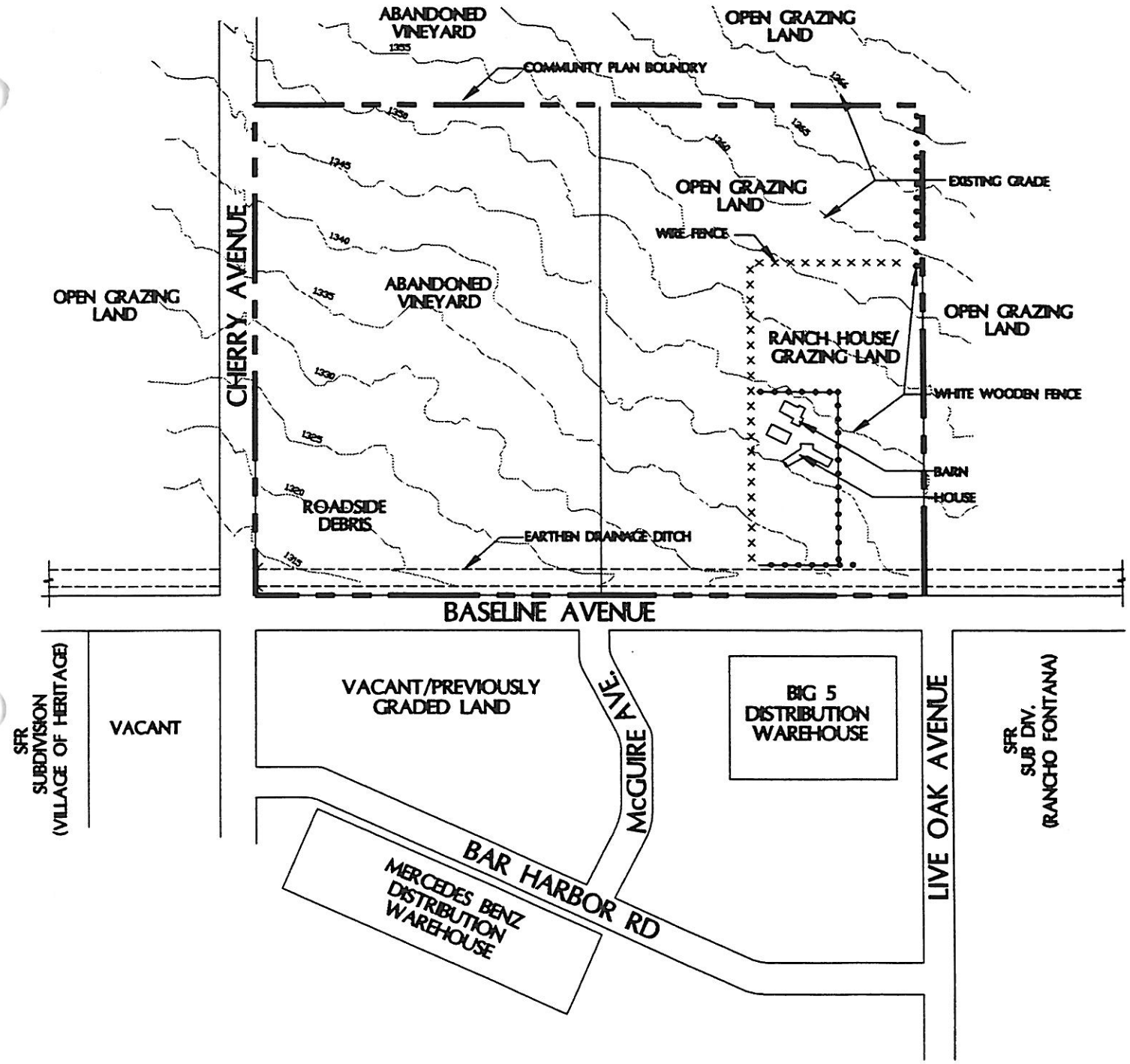
2.2 Existing Land Uses and Conditions

Existing land uses are shown on Figure 4. The 120 acre site consists of undeveloped vacant land, except for an existing 2,650 square foot house (with accessory buildings) on a 5.2 acre parcel in the southeast portion of the property. The principal natural features onsite are disturbed vegetation and abandoned grape vines.

The property is generally characterized as flat to gently sloping, with a slope at less than five percent. Elevations range from approximately 1,370 feet above mean sea level in the northeast corner to 1,315 feet above mean sea level in the southwest corner.

2.3 Project Description

In conformance with the stated goals and objectives of the City of Fontana General Plan, the Morningside Community Plan contains residential and employment generating uses within the same neighborhood. One beneficial aspect of this "live/work" approach to development is that it creates the opportunity for a jobs-housing balance on-site and therefore reduces the need for vehicular travel. Table 2-1, (Page 2-3) and the Land Use Plan (Figure 5), provide a summary of the proposed land uses and their acreage within the project area.



NOT TO SCALE

Morningside

Lewis Homes

EXISTING LAND USES
FIGURE 4

Table 2-1
MORNINGSIDE STATISTICAL SUMMARY

Land Use Summary

	Acres	DU s
Lewis Homes & McNay Parcels:		
Residential - SFD, 7,200 sq. ft min., net area	62.2	360
Planning Areas: PA 1, 2, 3,		
Commercial:	9.9	
McNay 3.5 Acres (PA 4a)		
Lewis: 6.4 Ac (PA 4b)		
Perimeter R.O.W.	9.9	
Internal R.O.W. (Neighborhood Circulation)	18.0	
Sub-total	**100.0**	**360**
Other Ownership:		
Residential - SFD, 7200 s.f.. min., net area	13.7	
Planning Areas: PA 5a and PA 5b		
Perimeter R.O.W.	2.7	
Internal R.O.W. (Neighborhood Circulation)	3.6	
Sub-total	**20.0**	**80**
TOTAL COMMUNITY PLAN	**120.0**	**440**
Total Residential - SFD acres	**75.9**	
Residential Density- 5.79 DU/Net Ac.		

Ownership Summary

	Acres	DU s
Lewis Homes & McNay Gross Parcels Site Area	100.0	360
Other Ownership Gross Site Area	20.0	80
Total: Community Plan Gross Site Area	**120.0**	**440**

Notes:

- Gross Site Area includes area up to center line of Perimeter R.O.W.
- Perimeter R.O.W. acreage = 1/2 of R.O.W. of adjacent perimeter street.
- R.O.W. = Right of Way (road, parkway & where applicable, center median)
- Neighborhood circulation includes all internal local streets.

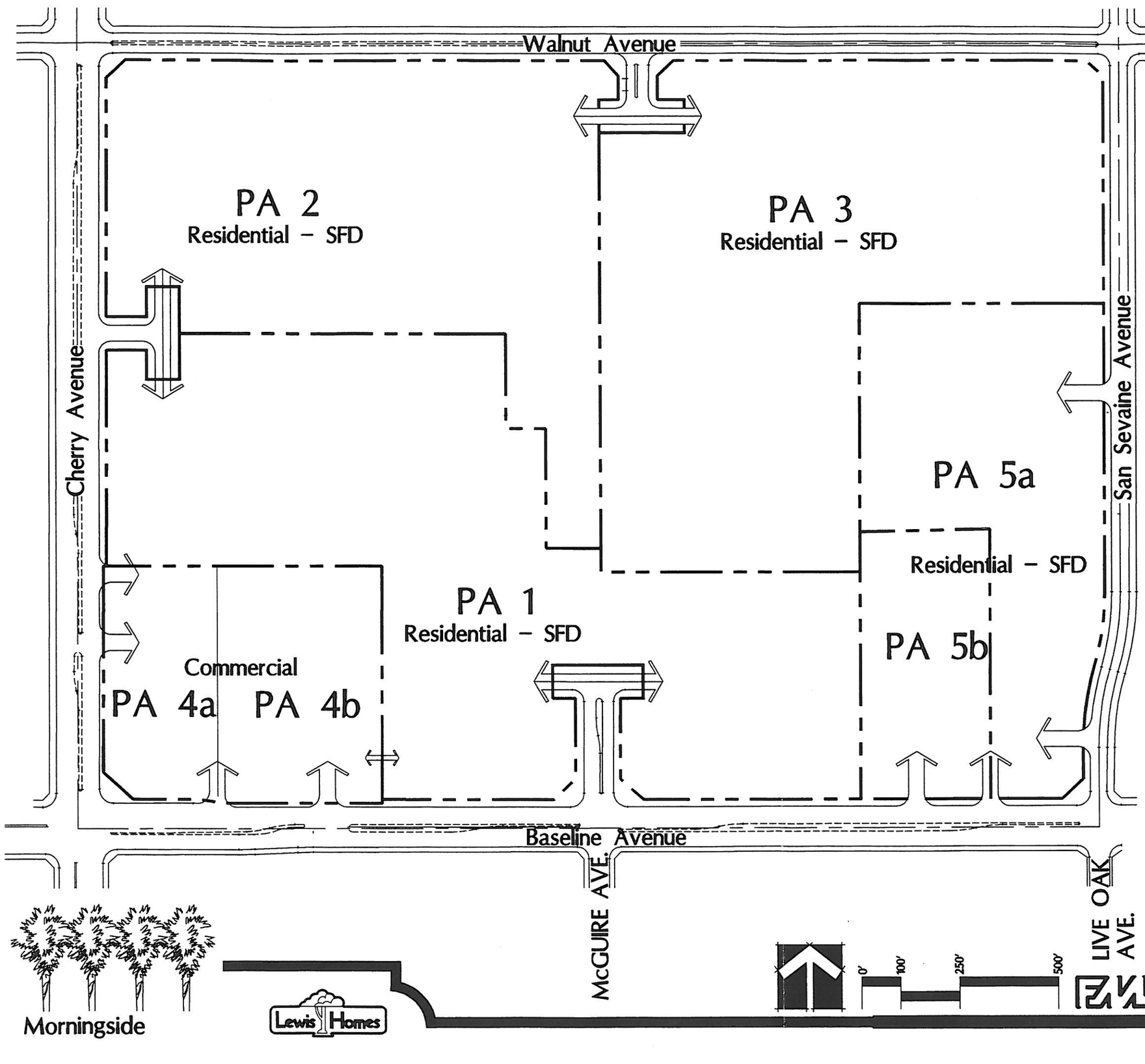
Park Required:

	Approximate Population Generated (3.48 person/household)	Neighborhood & Community Park (5.0 Ac/1000 population)
Lewis Homes Parcels	1,253 persons	6.27 AC
Other Ownership Parcels	278 persons	1.39 AC

Park Provided by Lewis Homes:

On-site park	. 0 AC
Perimeter offstreet bike path: Walnut and Cherry (8 ' x 4,620 ' at 50% credit)	.42 AC
Total	.42 AC

Note: The remaining park requirement will be met by the payment of fees or construction of a nearby park.



STATISTICAL SUMMARY

Ownership Summary

	Acres	DU's
Lewis Homes and McNay Parcel Gross Site Area	100.0	360
Other Ownership Gross Site Area	20.0	80
Total Community Plan Gross Site Area	120.0	440

Land Use Summary

Lewis Homes and McNay Parcels:		
Residential – SFD, 7,200 sq. ft. min., net area Planning Areas PA 1,2,3	62.2	360
Commercial: McNay: 3.5 Acres (PA4a); Lewis: 6.4 AC (PA4b)	9.9	
Perimeter R.O.W.	9.9	
Interal R.O.W. (Neighborhood Circulation)	18.0	
Sub–Total	100.0	360
Other Ownership:		
Residential – SFD, 7,200 sq. ft. min., net area Planning Areas 5a and 5b	13.7	80
Perimeter R.O.W.	2.7	
Interal R.O.W. (Neighborhood Circulation)	3.6	
Sub–Total	20.0	80
Total Community Plan	120.0	440
Total Residential – SFD acres	75.9	
Residential Density – 5.79 DU/Net Ac.		

Notes:

- Gross Site Area includes area up to center line of Perimeter R.O.W.
- Perimeter R.O.W. acreage = 1/2 of R.O.W. of adjacent perimeter street.
- R.O.W. = Right of Way (road, parkway, and where applicable, center median)
- Neighborhood circulation includes all community entry streets and local streets.
- Median lengths and noses are conceptual only and final geometrics will comply with City of Fontana standard requirements.

⊂=====⊃ Future medians to be built by others.

LAND USE PLAN
FIGURE 5

2.4 General Plan Land Use Map Conformance

A. Existing General Plan

The current general plan land use designations for the Community Plan area are Residential Planned Community (R-PC) and Commercial - Community Mixed Use (CMU). The General Plan specifies that R-PC is to provide master planned residential development and states that Commercial - CMU is to provide commercial uses for residential development within residential planned community areas. The proposed commercial and residential uses are in conformance with the existing General Plan land use designations.

2.5 General Plan Policy Consistency

Community Plans are intended to provide a site specific, detailed description of standards and guidelines for implementing General Plan goals and policies. To achieve this, the Community Plan must be in conformance with and be consistent with the General Plan.

The Morningside Community Plan is designed to implement the goals and policies of the City of Fontana General Plan. An element by element discussion of General Plan conformance pertaining to goals and policies is provided below.

A. Land Use

Goal: Provide a balance of residential, commercial, industrial, educational, open space and recreational land uses which will provide diverse economic, social and cultural opportunities.

> Consistency: Morningside is a Planned Community that incorporates a balance of residential and commercial land uses. This mix will encourage residents to live and work within their local community. Morningside will contain lots of 7,200 square feet and larger and will therefore help achieve General Plan Policy 3.1.3 to support more upscale single family housing. Most of the master-planned communities in the City contain smaller lots. Morningside's larger lots will increase the overall average size of lots in north Fontana. Morningside will provide a variety of single family detached house plan types with a range of sizes. The project will enhance the image of the North Fontana area.

Goal: Provide for a logical, orderly and environmentally sound land use strategy which establishes Fontana as a unified and economically sound community.

> Consistency: This Community Plan has been developed in accordance with the General Plan's land use strategy and creates logical and orderly development. The Morningside Community Plan locates commercial uses at Baseline Avenue and Cherry Avenue. This development does not burden the City's existing infrastructure, rather, it will provide additional public facilities for the North

Fontana area. Furthermore, the project contributes new sources of revenue generated by a commercial center and enhanced property values.

Goal: Protection and enhancement of community values by affecting land use patterns that are compatible with the local and regional environment.

Consistency: The Morningside project responds to both local and regional issues by utilizing land uses which respond to the existing and proposed development in the local area. These land uses reflect community values, as expressed by the Fontana General Plan Land Use Map, as the community plan land uses are consistent with the General Plan Map.

B. Circulation

Goal: Promote greater efficiency in transportation through the logical placement of land uses and intensities.

Consistency: The Morningside Community Plan places a commercial center at Baseline Avenue and Cherry Avenue. The commercial center will service local shopping needs. The Morningside Community Plan is consistent with the Circulation Element of the General Plan. It provides for the half street improvement of Baseline Avenue, Cherry Avenue, Walnut Avenue, and San Sevaine Avenue. The development also provides a roadway network of local streets consistent with City standards.

Goal: Promote the use of other modes of transportation to reduce dependency on the automobile.

Consistency: The project promotes the use of alternative modes of transportation by providing:

- A bicycle trail system to encourage safe and efficient bike transportation.
- A safe pedestrian walkway system to encourage pedestrian movement.
- Strategically placed transit stops designed to promote the use of public transit both within the project and in the North Fontana area.
- The commercial center will help meet local shopping and service needs, thus reducing vehicular trips.
- Reduced automobile traffic will result from the strategic balance of housing types in close proximity to planned employment and commercial centers. This will encourage pedestrian, bicycle riding, public transit and ridesharing alternatives.

C. Housing

Goal: Encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future needs of Fontana residents.

Consistency: Morningside is a Master Planned Community which will provide a variety of quality single family detached housing sizes and price ranges.

Goal: Provide equal opportunity for all residents to reside in the housing of their choice.

Consistency: The variety of housing sizes and prices provided within Morningside will accommodate families with differing housing needs and socio-economic levels.

D. Community Design

Goal: Reduce/prevent conflicts between land uses in existing and future developments.

Consistency: The Morningside Land Use Plan is compatible with existing and proposed surrounding land uses by its proposed land use design.

Goal: Improve the image and appearance and promote the functional efficiency of the City.

Consistency: Morningside has been designed to enhance the North Fontana image. Theme entries and monumentation at major and secondary entries and key street intersections will incorporate landscaping, decorative walls and attractive signage.

Goal: Preserve the unique character of neighborhoods throughout the City.

Consistency: The project site is presently vacant except for one single family house, built in the 1980's, with accessory structures. No unique or historical features exist on the site warranting preservation or identification of the project site as a unique neighborhood.

Goal: Maintain a balance between job opportunities, housing opportunities and supporting commercial uses.

Consistency: The Morningside project is consistent with the City's goal of a jobs/housing balance and increased tax revenue through the proposed development of a 9.9 acre commercial center.

E. Infrastructure and Public Services/Facilities

Goal: Provide facilities to meet the needs for education, culture, entertainment, protection of public safety/health, and civic pride.

Consistency:

- Major infrastructure extensions and improvements will provide area-wide enhancements and utility access.
- The proposed commercial center will provide retail and service opportunities for the community.
- The proposed circulation system improvements will facilitate area-wide access to local and regional schools, theaters and entertainment facilities, consistent with the City's public services requirements.

Goal: Provide recreational facilities to meet the needs of all segments of the community for recreational activities, relaxation, and social interaction.

Consistency: Morningside provides active and passive public recreational opportunities in the form of onsite bikeways/walkways for the use of community residents and development of an offsite park via payment of park fees or direct construction.

Goal: Provide appropriate pedestrian, equestrian and bicycle trails as linkages between open space and recreational facilities within the planning area.

Consistency: The Morningside Circulation Plan has been designed to provide safe, efficient, and aesthetically pleasing bicycle and pedestrian transportation between open space areas, residential uses, and commercial uses, consistent with the City's Circulation and Open Space/Recreation Element.

F. Safety

Goal: Minimize potential hazards to public health, safety and welfare.

Consistency:

- Adequate police and fire protection will be made available to the site by the City of Fontana and the San Bernardino County Fire Department.
- The Morningside site design incorporates appropriate grading and development design standards to protect the community from geological and flood hazards.

- The circulation system for Morningside has been designed to facilitate emergency access consistent with the City's Public Services requirements.

G. Noise

Goal: Provide an acceptable noise environment for existing and future residents of the City.

Consistency: State of California and City of Fontana interior and exterior noise standards for the development of residential areas will be followed in the designs for Morningside. Proper sound attenuation will be provided by a combination of building setback, sound wall construction and building type location throughout the site.

2.6 Zoning

A. Existing Zoning

The current zoning designations for the Community Plan site are Single Family Residential R-1-10000 and Commercial, C-3 (see Figure 6). Currently, the minimum lot size allowed in the R-1-10000 zone is 10,000 square feet.

Zoning for Morningside will remain as currently shown on the City zoning map. Per the City code, upon adoption of the Community Plan, 7,200 square foot lots will be allowed within the R-1-10000 zone, and R-1-7200 zoning standards will apply. A zone change is not necessary.

The commercial area designated by the Land Use Plan (see Figure 5) is slightly smaller than shown on the zoning map; however, it is considered by the City to be in conformance with the zoning map.

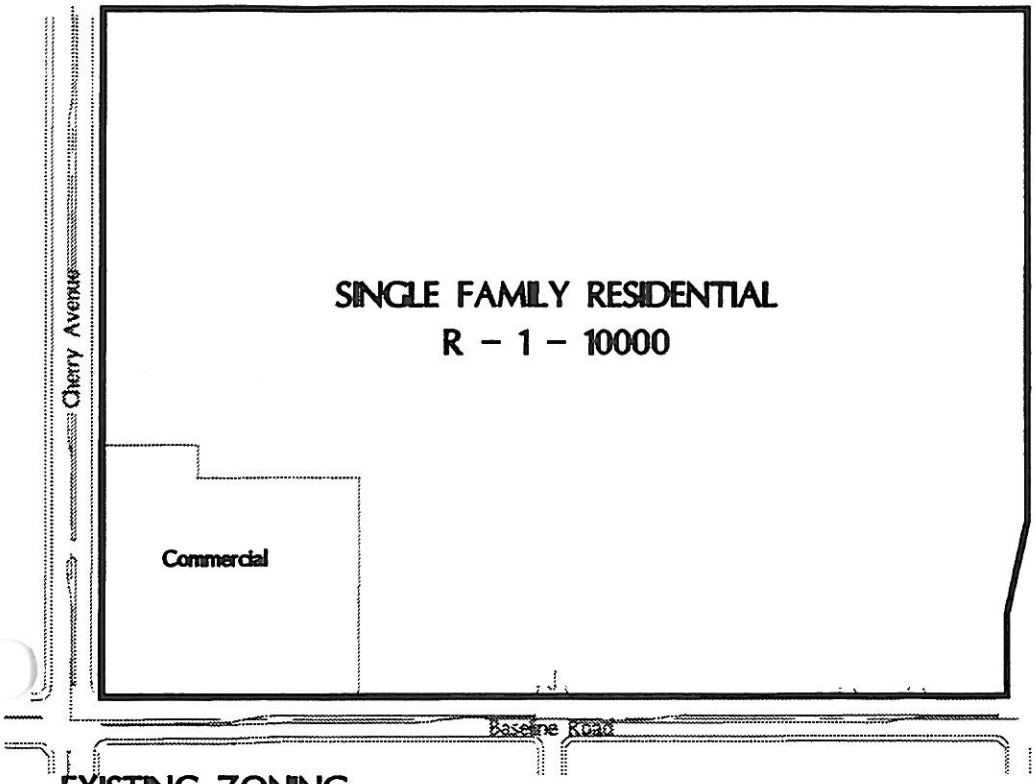
The current zoning is in conformance with the City General Plan.

2.7 Existing Infrastructure

Existing water, sewer and storm drain facilities are located adjacent to or near the Morningside Planned Community (see Figure 7).

A. Water

Existing water facilities (see Figure 7) consist of a 16 inch water line along Baseline Avenue and a small water line connection to the existing house in Planning Area 5b. Fontana Water Company currently provides service to North Fontana.



EXISTING ZONING

Note:
Upon adoption of the Community Plan, 7,200 square foot lots will be allowed within the R – 1 – 10,000 zone; and R – 1 – 7200 zoning standards will apply. A zone change is not necessary.

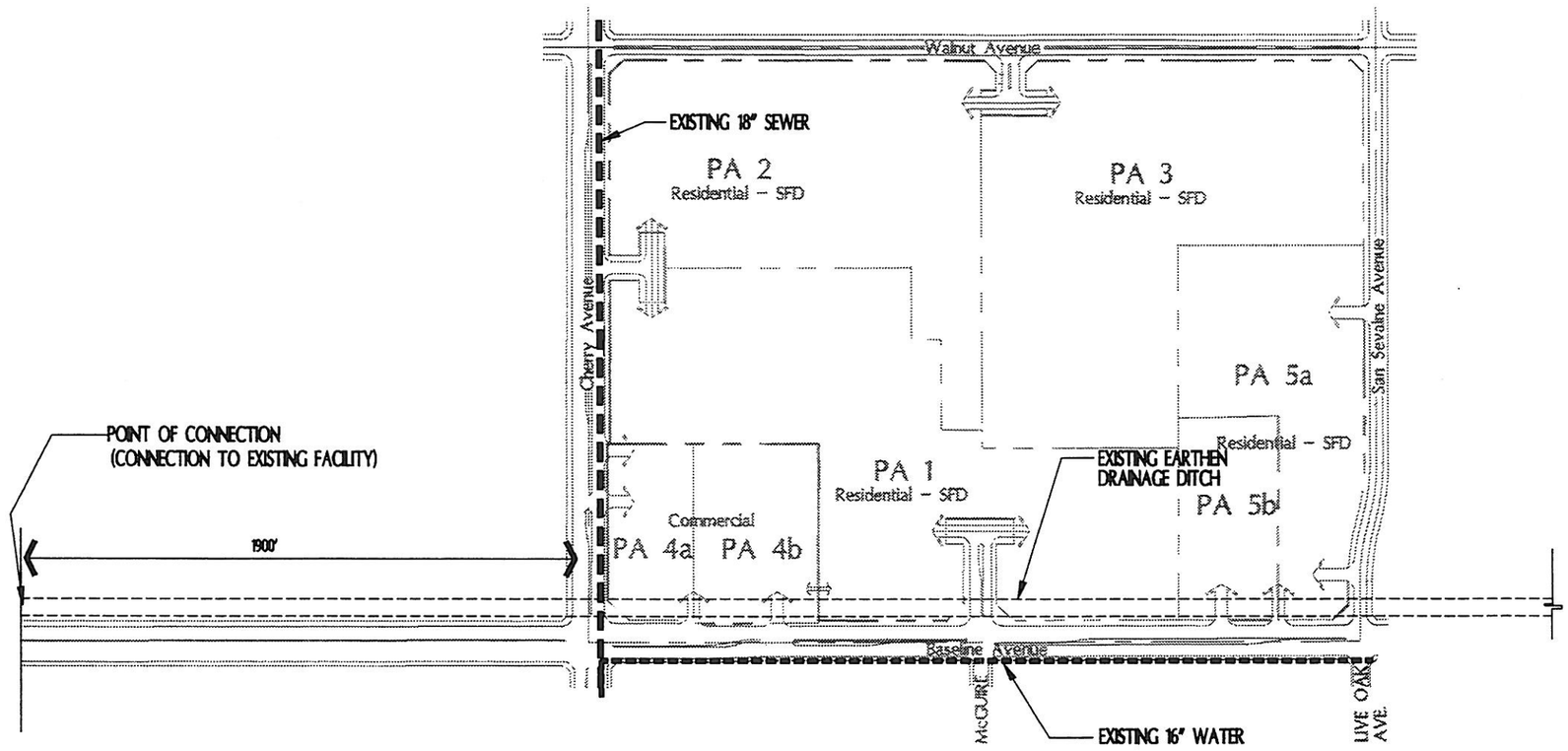
Morningside

Lewis Homes

EXISTING ZONING DESIGNATIONS
FIGURE 6

Legend:

- Existing 18" Sewer
- Existing 16" Water
- Existing Earthen Drainage Ditch



Morningside

Lewis Homes

0' 200' 500' 1000'

EXISTING WATER, SEWER, AND STORM DRAIN FACILITIES
FIGURE 7

B. Sewer

Existing sewer facilities (see Figure 7) consist of an existing 18 inch sewer line in Cherry Avenue. The City of Fontana is responsible for the collection of wastewater within its corporate limits. The City contracts with Chino Basin Municipal Water District (CBMWD) for wastewater treatment.

C. Drainage

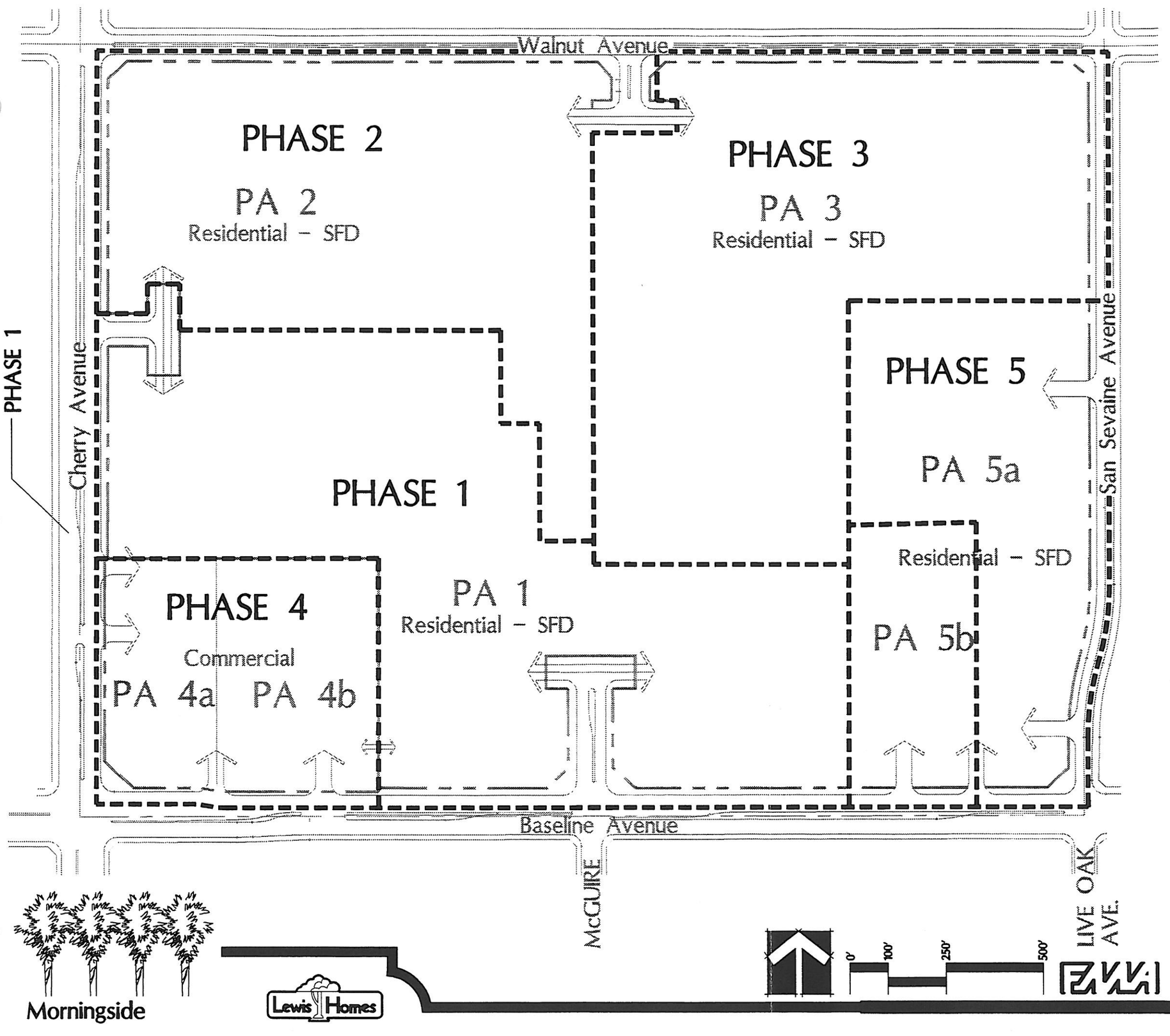
The present terminus of existing master plan drainage facilities is ± 2,000 feet west of the project site. Additionally, an open, earthen drainage ditch is currently located adjacent to the project site within the Baseline Avenue right-of-way (see Figure 7).

2.8 Tentative Tract Map 15709

Tentative Tract Map 15709 will be processed concurrently with this Community Plan. The Map subdivides the Lewis owned residential areas into approximately 360 residential lots of 7,200 square feet and larger. The residential areas owned by others may be subdivided by the other owners at a later date. The Tentative Map also includes areas for a neighborhood commercial center and roadways.

2.9 Phasing Plan

Proposed Phasing is shown on the Phasing Plan, Figure 8. Development is expected to last over a three to five year period. Residential development is expected to start at the southwest residential area and progress in a clockwise pattern, with construction of the commercial planning area expected to occur near the end of the phasing cycle. Roadway phasing is also conceptually shown on the Phasing Plan; however, streets and other infrastructure shall be completed in accordance with the Tentative Map conditions of approval.



Notes:

- This phasing plan shows phase timing for residential and commercial, and roadway development.
- Commercial development to occur during Phase Four (Subject to market conditions)
- Streets and other infrastructure shall be completed in accordance with the tentative tract map Conditions of Approval.
- San Sevaine Avenue and Baseline Avenue improvements adjacent to Planning Area 5a and 5b shall be constructed by the owners of 5a and 5b and constructed during phase 5.

Morningside

Lewis Homes

PHASING PLAN
FIGURE 8

3.0 Community Plan Components

3.0 COMMUNITY PLAN COMPONENTS

The following descriptions and graphics define the overall framework for development within the Morningside Community Plan. The components describe the various planning concepts for an orderly and attractive development within the planned community area. The Community Plan components include: **Land Use, Circulation, Landscape Master Plan and Guidelines, Streetscape Design Concepts, Entry Monumentation/Signage, Community Walls, and Infrastructure.** Architectural Design Guidelines are contained within Community Plan Section 4.2.

3.1 Land Use Plan

Proposed land uses for the Morningside Community Plan include residential and commercial uses (see Figure 9, Land Use Plan). The project is designed to maximize a balance between residential, shopping/employment, and transportation elements. The land use elements will be linked by a unifying landscape theme and consistent architectural treatments. Although the Land Use Plan does not provide a park, several nearby parks will be available to Morningside residents.

A. Residential Planning Areas

Residential uses are organized into four separate residential planning areas. All residential areas will be developed with single family detached homes on lots with a minimum size of 7,200 square feet. Residential development will occur on 75.9 acres, with an overall density of 5.79 dwelling units per net acre.

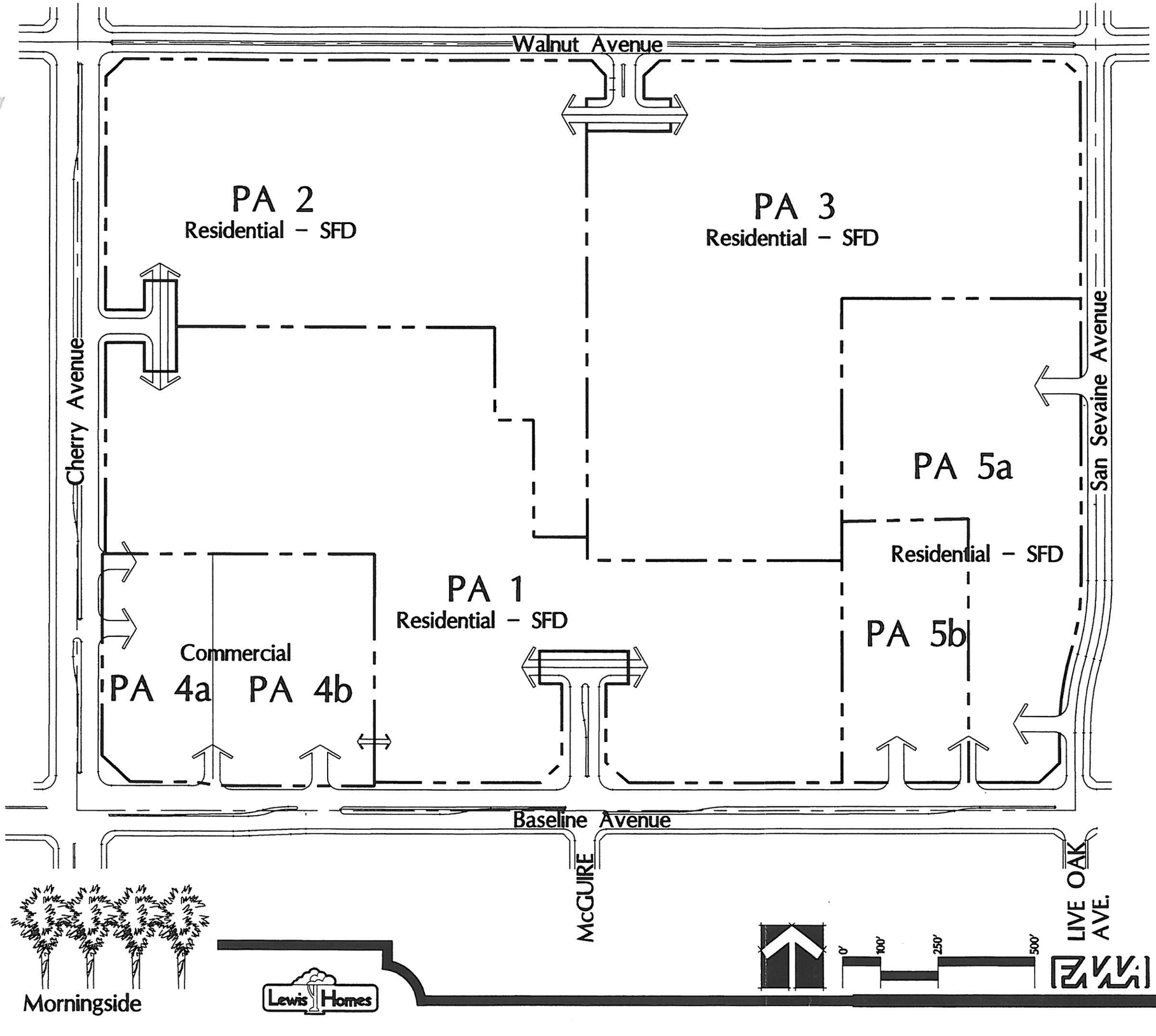
B. Commercial Planning Area

A 9.9 acre commercial center will be developed at the northeast corner of Baseline Avenue and Cherry Avenue. This center will provide retail and service commercial.

3.2 Circulation

The Circulation Plan (Figure 10) illustrates the proposed Morningside roadway and bikeway system. Street sections are shown on Figures 11 and 12. Streetscape landscaping concepts and designs are provided within Community Plan Sections 3.3 and 3.4.

The Community Plan developers will construct half street improvements for the perimeter roadways and full street improvements for internal roadways, as shown on Figures 10, 11 and 12. Roadway phasing is shown on Figure 8.



STATISTICAL SUMMARY

Ownership Summary

	Acres	DU's
Lewis Homes and McNay Parcel Gross Site Area	100.0	360
Other Ownership Gross Site Area	20.0	80
Total Community Plan Gross Site Area	120.0	440

Land Use Summary

Lewis Homes and McNay Parcels:		
Residential – SFD, 7,200 sq. ft. min., net area Planning Areas PA 1,2,3	62.2	360
Commercial: McNay: 3.5 Acres (PA4a); Lewis: 6.4 AC (PA4b)	9.9	
Perimeter R.O.W.	9.9	
Interal R.O.W. (Neighborhood Circulation)	18.0	
Sub–Total	100.0	360
Other Ownership:		
Residential – SFD, 7,200 sq. ft. min., net area Planning Areas 5a and 5b	13.7	80
Perimeter R.O.W.	2.7	
Interal R.O.W. (Neighborhood Circulation)	3.6	
Sub–Total	20.0	80
Total Community Plan	120.0	440
Total Residential – SFD acres	75.9	
Residential Density – 5.79 DU/Net Ac.		

Notes:

- Gross Site Area includes area up to center line of Perimeter R.O.W.
- Perimeter R.O.W. acreage = 1/2 of R.O.W. of adjacent perimeter street.
- R.O.W. = Right of Way (road, parkway, and where applicable, center median)
- Neighborhood circulation includes all community entry streets and local streets.
- Median lengths and noses are conceptual only and final geometrics will comply with City of Fontana standard requirements.

LAND USE PLAN
FIGURE 9

Primary access will be via Baseline Avenue. Baseline Avenue forms the southern boundary of the planned community. It is designated by the Fontana General Plan as a "Major Highway" with a 132 foot right-of-way with 18 foot parkways on each side (including 6 feet of landscape and pedestrian easement). Baseline Avenue is proposed with an enlarged landscaped parkway of 22 feet on the north side.

Secondary access will be via Walnut Avenue. Walnut Avenue forms the northern boundary of the planned community. It is designated by the revised Fontana General Plan as a modified collector street with an 86 foot right-of-way with 18 foot parkways. Walnut is proposed to be constructed on the south side per this standard. This 18 foot parkway will provide room for a meandering sidewalk along Walnut with landscaping between the sidewalk, the street, and the perimeter wall. This landscaped parkway, in conjunction with the 10 foot wide landscaped median, meets the intent of the Development Code.

Neighborhood access from the west will be via Cherry Avenue. Cherry Avenue forms the western boundary of the planned community. Cherry Avenue is designated by the Fontana General Plan as a "Major Highway" with a 132 foot right-of-way, with an 18 foot parkway on each side (including 6 feet of landscape and pedestrian easement on each side). Cherry Avenue is proposed with an enlarged 22 foot parkway on the east side.

The 6 foot landscape and pedestrian "easement" designated by the General Plan for Cherry Avenue and Baseline Avenue will become part of the overall parkway within the public right-of-way.

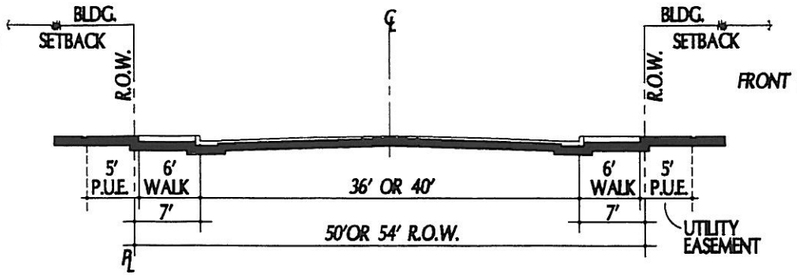
San Sevaine Avenue forms the eastern boundary of the planned community. San Sevaine Avenue is designated by the Fontana General Plan as a "collector" with 68 foot right-of-way. It is proposed with an enlarged 22 foot parkway on the west side.

Community local roads with 59 and 64 foot right-of-ways- provide interior access and connect the primary and secondary entry roads at the south and at the north of the planned community.

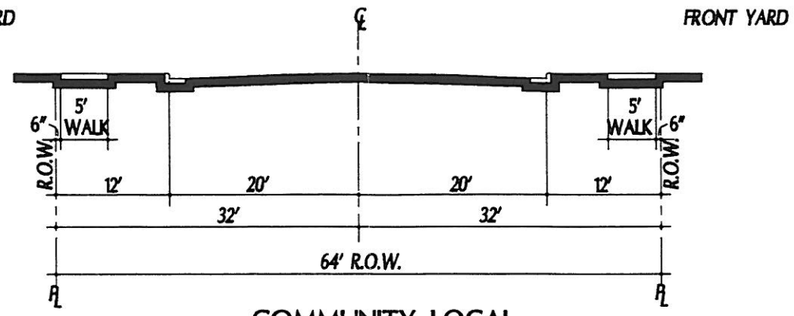
Local streets with 54 and 50 foot right-of-ways will provide local access within the project. "Long local streets", with 54 foot right-of-ways, will generally be used where street length exceeds 650 feet. "Short local streets", with 50 foot right-of-ways, will generally be used where street length is less than 650 feet.

The commercial center will be accessed from Baseline Avenue and Cherry Avenue via individual driveways.

A system of bike paths/lanes on Cherry, Baseline, and Walnut Avenues is proposed with either on-street or off-street designs on each street.

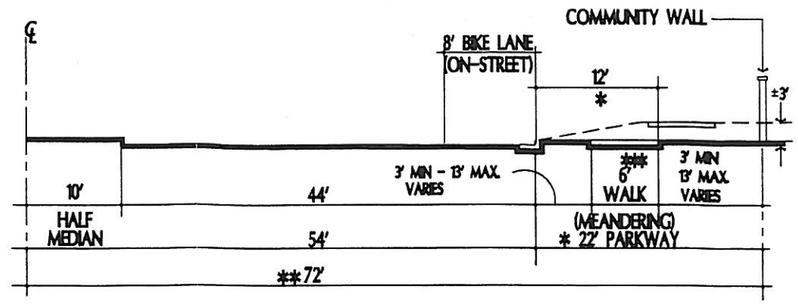


LOCAL RESIDENTIAL STREET
50' SHORT LOCAL STREET
54' LONG LOCAL STREET



COMMUNITY LOCAL
FRONT YARD CONDITION

NORTH

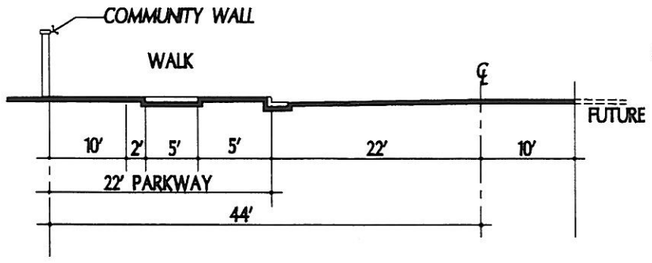


MAJOR HIGHWAY (BASELINE AVE.)

* ADJACENT TO P.A. 4 (COMMERCIAL) PARKWAY WIDTH WILL BE 12' WITH COMMUNITY WALL OMITTED.

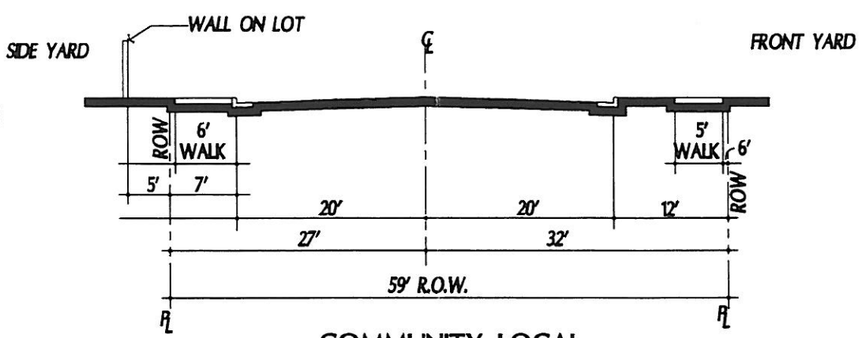
** 66' ONE HALF R.O.W. ALONG COMMERCIAL

*** WALKWAY TO MEANDER IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS



COLLECTOR (SAN SEVAINE AVE.)
(FUTURE CONSTRUCTION)

SEE COMMUNITY WALL PLAN, FIGURE 24 FOR WALL TYPES

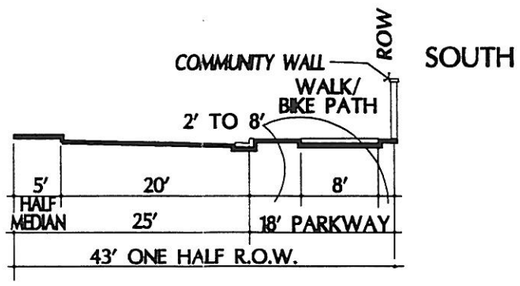


COMMUNITY LOCAL
FRONT/SIDE YARD CONDITION

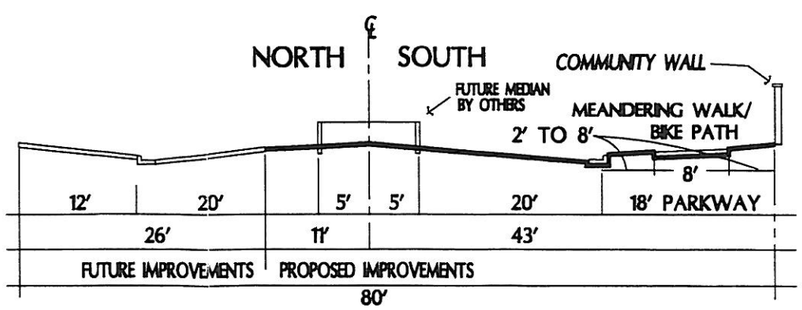
MAJOR HIGHWAY (CHERRY AVE.)

* ADJACENT TO P.A. 4 (COMMERCIAL) PARKWAY WIDTH WILL BE 12' WITH COMMUNITY WALL OMITTED.

** 66' ONE HALF R.O.W. ALONG COMMERCIAL



COLLECTOR (WALNUT AVE.)
(EAST OF WALNUT ENTRY)



COLLECTOR (WALNUT AVE.) WEST OF WALNUT ENTRY

A Community Through Street System is designated, via this Community Plan, on a roadway system running primarily south and north between the entries at Baseline Avenue and Walnut Avenue on all roads with 96 foot, 94 foot, 64 foot and 59 foot rights of ways.

3.3 Landscape Master Plan, Guidelines, and Tree Palette

A. Landscape Master Plan

The Landscape Master Plan is shown on Figure 13. The landscape architectural theme for the Morningside community creates an identifiable "signature" streetscape and community landscape character, along with a hierarchy of landscaped entries and intersection treatments.

B. General Landscape Guidelines

The individuality, as well as the cohesion, between the various land uses in the planned community area will be enhanced by the Landscape Master Plan and design concepts. The overall project identity and character is defined by the continuity of attractive landscaping along publicly visible areas. Conversely, individual parcel identity can be established through variations in landscaping at major entry points, along smaller streets within the community, and within the park and commercial areas.

The development of the overall project character and the individual parcels will be controlled and restricted by these guidelines, as well as applicable governmental codes and restrictions. All development plans, landscape plans, and graphic designs shall conform to these guidelines and shall be subject to a review and approval process by the City of Fontana.

- Major circulation corridors shall be emphasized and featured by landscape treatments. The development shall be wrapped in an evergreen "envelope" consisting primarily of broadleaf evergreen trees and pines, accented with palms and deciduous flowering trees.

- Focal points shall be emphasized; especially at entries and intersections.

- Plant materials shall be selected which will tolerate the local climatic conditions. The tree palette for the Morningside Community Plan area is in Community Plan Section 3.3 D.

- Plant material should be used to integrate the architectural form with the landscape. Expansive horizontal and vertical surfaces should be modulated or interrupted by foliage masses.

- Upgraded theme street lighting will be provided at the primary and secondary entries.

- Streetscapes should be designed to promote community character and compliment the form of the various roadways. Trees should be selected from the Tree Palette for each streetscape.

- Landscaped setbacks along the site's perimeter should selectively buffer off-site views.

- Entries into Morningside should be accent points, providing view corridors into developments and introducing the theme and character of the community through use of vertical trees, accent shrub plantings, and groundcover.

- Landscaping details, including plantings, community walls, entry monuments, and hardscape, should enhance the theme of the community.

- Landscape plans will take into consideration maintenance issues in the location of turf and shrubs and in overall plant selection.

C. Commercial Landscape Guidelines

The following guidelines address the neighborhood shopping center.

- Landscaping for transitional zones between residential development and commercial uses should soften the visual impact of the transition.

- Landscape treatment for monumentations should identify entry into the commercial area, establishing its individual identification.

- Entries into the commercial areas should be accent points, providing view corridors into developments, announcing entry, and introducing the theme and character of the community through the use of accent tree and shrub plantings.

D. Tree Palette

The following is a conceptual listing of trees identified for use in the key streets, community entries, and other special areas of Morningside.

Key: (E) = evergreen
(D) = deciduous
(F) = flowering

Baseline Road

Pinus halepensis/Pinus eldarica	Alleppo Pine	(E)
Lagerstroemia indica	Crape Myrtle	(D F)

Cherry Avenue

Magnolia grandiflora	Southern Magnolia	(E) (F)

Walnut Avenue

Cinnamomur camphor	Camphor tree	(E)

San Sevaine Avenue

Pinus halepensis/Pinus eldarica	Alleppo Pine	(E)
Lagerstroemia indica	Crape Myrtle	(D F)

Community Local Streets

Magnolia majestic beauty	Magnolia	(E)
Gleditsia triacanthos	Honey Locust	(E) (F)
Podocarpus gracilior	Fern Pine	(E)
Pyrus calleryana 'Bradford'	Bradford Pear	(D)
Brahea armata	Mexican Blue Palm	(E)
Pistacia chinensis	Chinese Pistache	(D)
Ulmus parvifolia drake	Drake Elm	(D)

Local Streets

Local street trees are required to be planted in accordance with City standards. The species will be determined by the landscape architect and developer in accordance with City staff prior to approval of occupancy permits.

Community Entries and Intersections (see Figure 13 for locations)

Brahea armata	Mexican Blue Palm	(E)
Pinus halepensis	Alleppo Pine	(E)
Washingtonia filifera	California Fan Palm	(E)
Lagerstroemia indica	Crape Myrtle	(D) (F)
Pinus eldarica	Mondell Pine	(E)
Olea europaea 'fruitless'	Fruitless Olive Tree	(E)
Cinnamomum camphora	Camphor Tree	(E)
Magnolia grandiflora	Southern Magnolia	(E) (F)
Nerium oleander	Oleander	(E) (F)
Trachycarpus fortunii	Windmill Palm	(E)
Ulmus parvifolia drake	Drake Elm	(D)

Walnut Avenue

Cherry Avenue

San Sevaine Avenue

PA 2
Residential – SFD

PA 3
Residential – SFD

PA 1
Residential – SFD

PA 5a
Residential – SFD

PA 5b

Commercial
PA 4a PA 4b

PEDESTRIAN/BIKE ACCESS

Baseline Avenue

McGUIRE

LIVE OAK AVE.

Morningside

Lewis Homes

0' 100' 250' 500'

Legend:

- Major Highway
- Collector Street
- 94' Entry Road (Community Through Street)
- 72' Neighborhood Entry Road
- 59'/64' Community Local Road (Community Through Street)
- 54' Long Local Street
- 50' Short Local Street
- Off-street Bike Way
- On-street Bike Path

Notes:

- Local Street locations are conceptual only. Exact locations will be determined via the tentative tract map(s). See Figures 11 and 12, Street Sections.
- San Sevaine Ave. and Baseline Ave. improvements adjacent to Planning Area 5a and 5b shall be constructed by the owners of 5a and 5b and constructed during phase 5.
- Baseline Avenue Improvements shall be constructed by Lewis Homes from Cherry Avenue to east boundry of PA 1 in accordance with the tentative map Conditions of Approval. Ultimate west bound lanes shall not be opened to traffic until additional widening (by others) occurs east and west of the project limits.
- Locations are Conceptual only for egress and ingress into P.A.s 4a, 4b, 5a and 5b.

CIRCULATION PLAN
FIGURE 10

3.4 Streetscape Design Concept

The streetscape design concepts, as illustrated in Figures 14 through 19 (Typical Plans and Sections) are the primary streetscape landscape framework for Morningside. They are intended to unify the project and provide landscaping amenities to enhance the community. The streetscape components consist of a combined walk/bike path or sidewalk; an identifying street tree pattern consisting primarily of broadleaf evergreen trees and pines accented with palms and deciduous flowering trees, and turf or a low groundcover; and low shrubs and walls where appropriate. Palm trees also dominate the planting design of some of the key intersections and entries. The various levels of streetscape categories are:

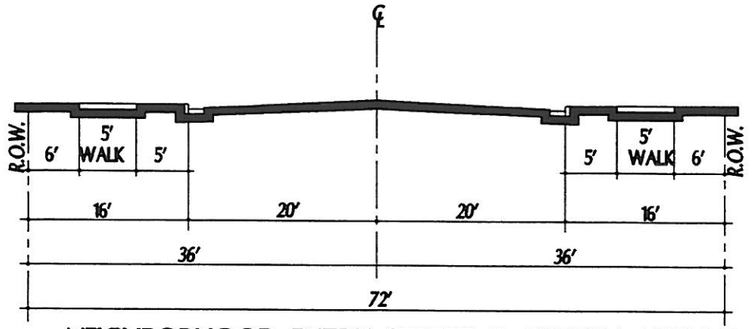
A. Perimeter Streets

1) Major Highways:

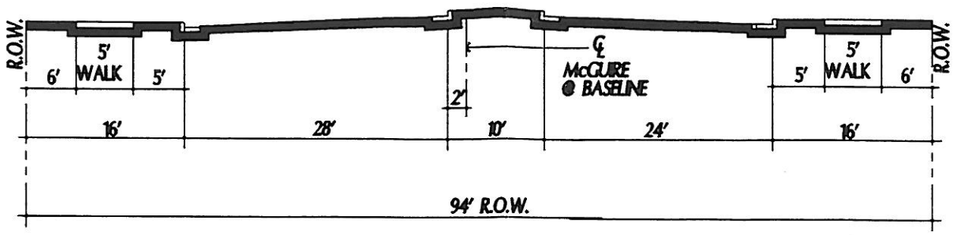
Baseline Avenue (see Figure 14) and Cherry Avenue (see Figure 15) are the principal thoroughfares bordering Morningside. Both streets will have 22 foot parkways adjacent to the residential development.

Baseline Avenue will have a row of Crape Myrtle Trees within the parkway between the curb and the sidewalk and an informal grouping of Aleppo Pine Trees within the parkway between the sidewalk and the community theme wall. The trees will be combined with shrubs, groundcover and vines. A six foot meandering sidewalk and an on-street bike lane are part of the Baseline Avenue design. The sidewalk will meander vertically to accommodate slopes, and will meander horizontally as well.

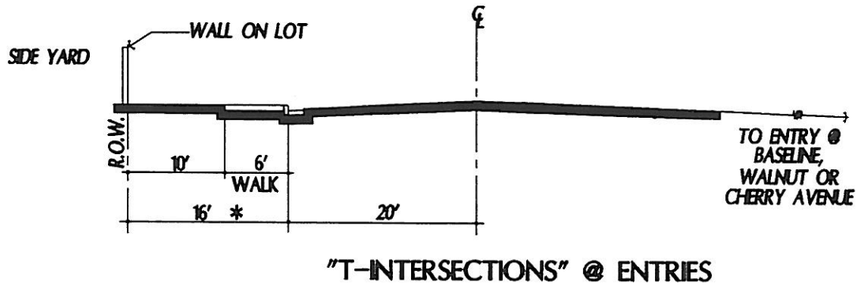
Cherry Avenue will have a staggered, double row of Southern Magnolia trees, a broadleafed evergreen, flowering tree. Magnolia trees will be combined with turf within the parkway between the curb and the sidewalk. They will also be planted in the parkway between the sidewalk and the community theme wall, combined with shrubs, groundcover and vines, to complete the planting plan. An eight foot meandering, off-street walk/bike path is part of the Cherry Avenue design.



NEIGHBORHOOD ENTRY STREET @ CHERRY AVENUE



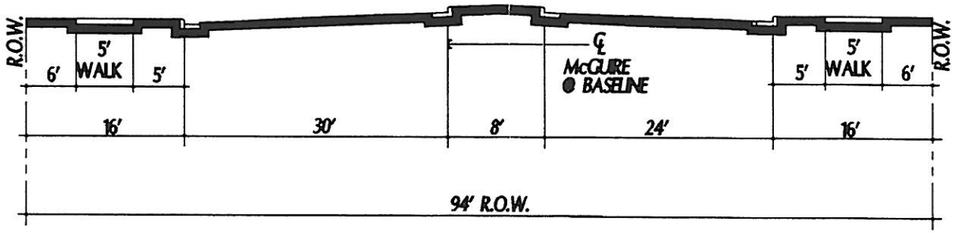
PRIMARY COMMUNITY ENTRY STREET – BASELINE AVE.
"NORTH END"



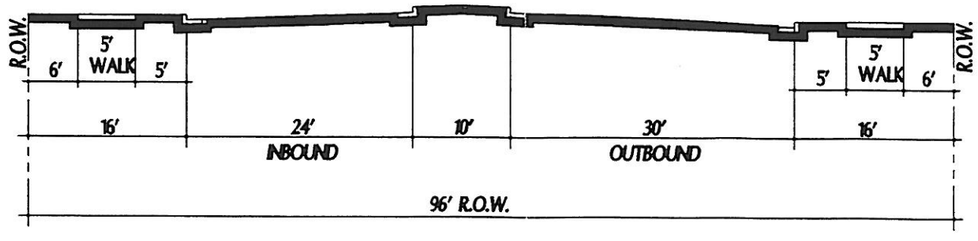
"T-INTERSECTIONS" @ ENTRIES

* WIDENED PARKWAY @ 3 PROJECT ENTRY INTERSECTIONS

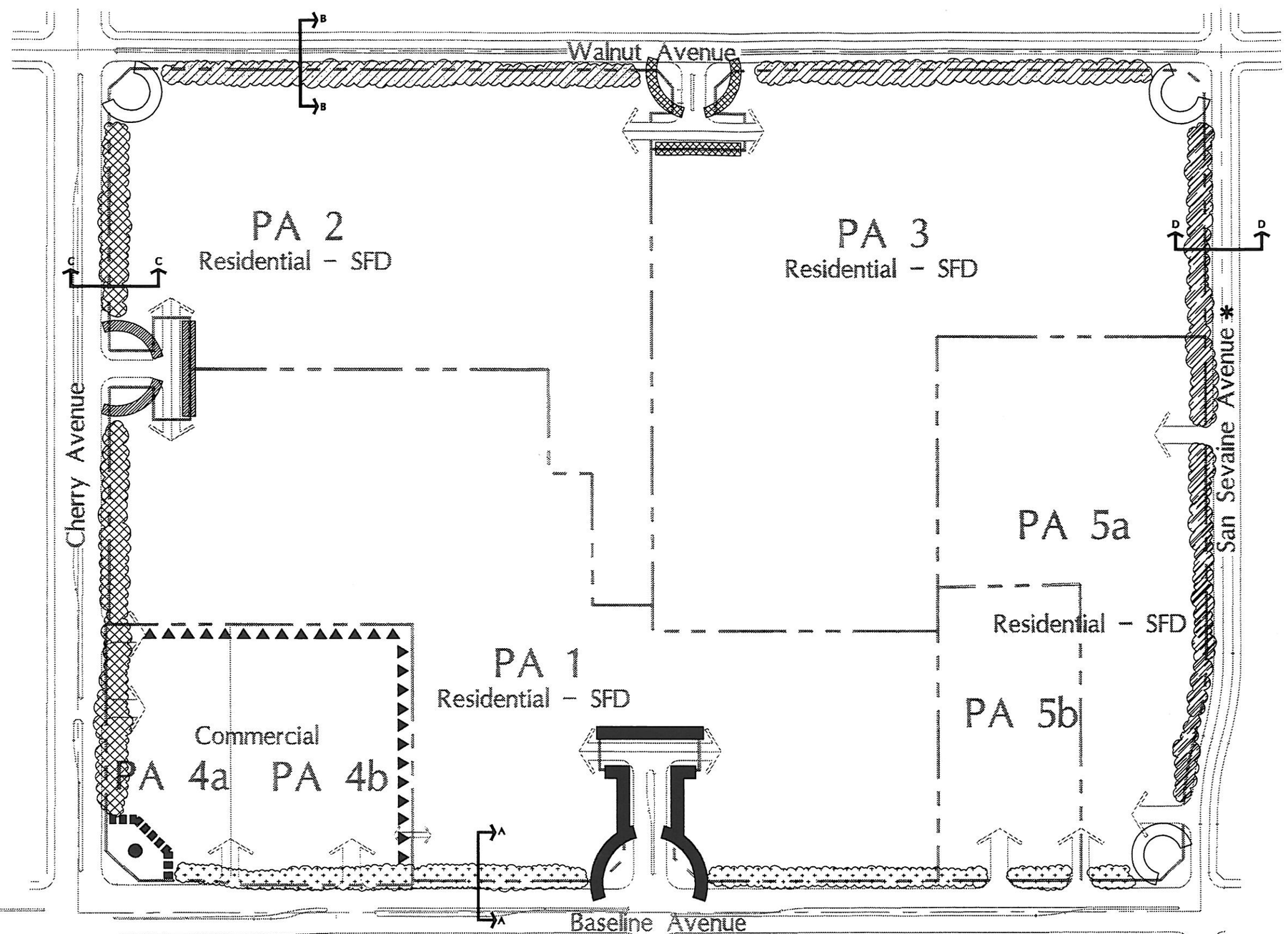
** TO BE DETERMINED BY FMA



PRIMARY COMMUNITY ENTRY STREET – BASELINE AVE.
"SOUTH END"



SECONDARY COMMUNITY ENTRY STREET @ WALNUT AVENUE



Legend:

- Baseline Road Streetscape Section A–A – Refer to Fig. 14
- Walnut Avenue Streetscape Section B–B – Refer to Fig. 16
- Cherry Avenue Streetscape Section C–C – Refer to Fig. 15
- San Sevaine Streetscape Section D–D – Refer to Fig. 17
- Buffer Landscaping
- Primary Community Entry. Refer to Figures 21a and 21b
- Secondary Entry Community. Refer to Figures 22a and 22b
- Neighborhood Entry. Refer to Figures and 23a and 23b
- Major Intersection Treatment. Refer to Figure 20
- Minor Intersection Treatment. Refer to Figure 24

Notes:

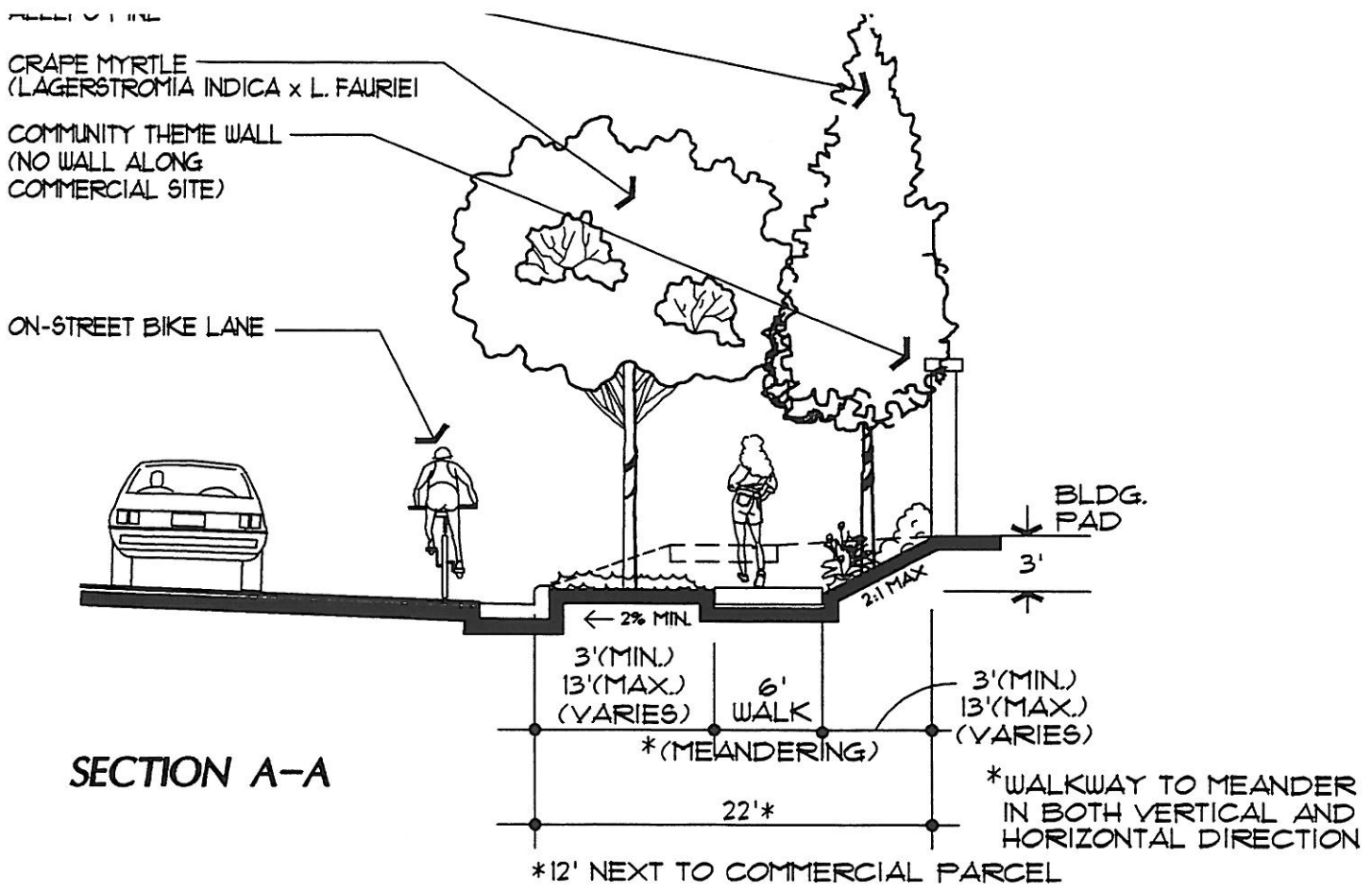
* Improvements adjacent to Planning Area 5a and 5b shall be constructed by the owners of 5a and 5b.

0' 100' 250' 500'

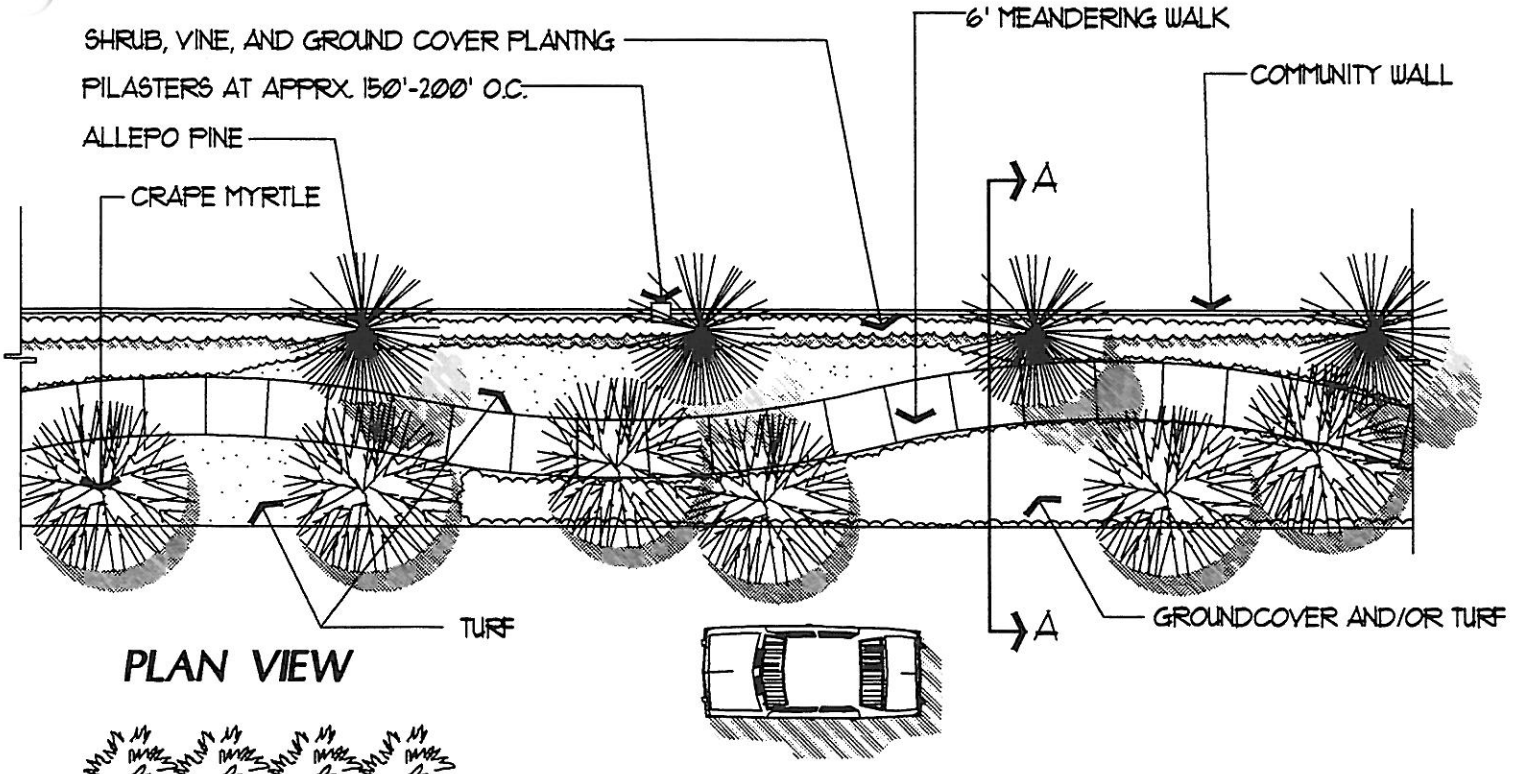
Morningside

Lewis Homes

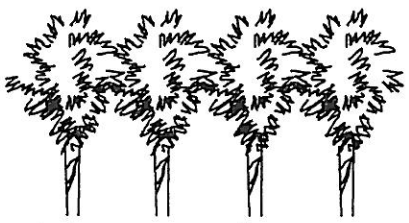
LANDSCAPE MASTER PLAN
FIGURE 13



SECTION A–A

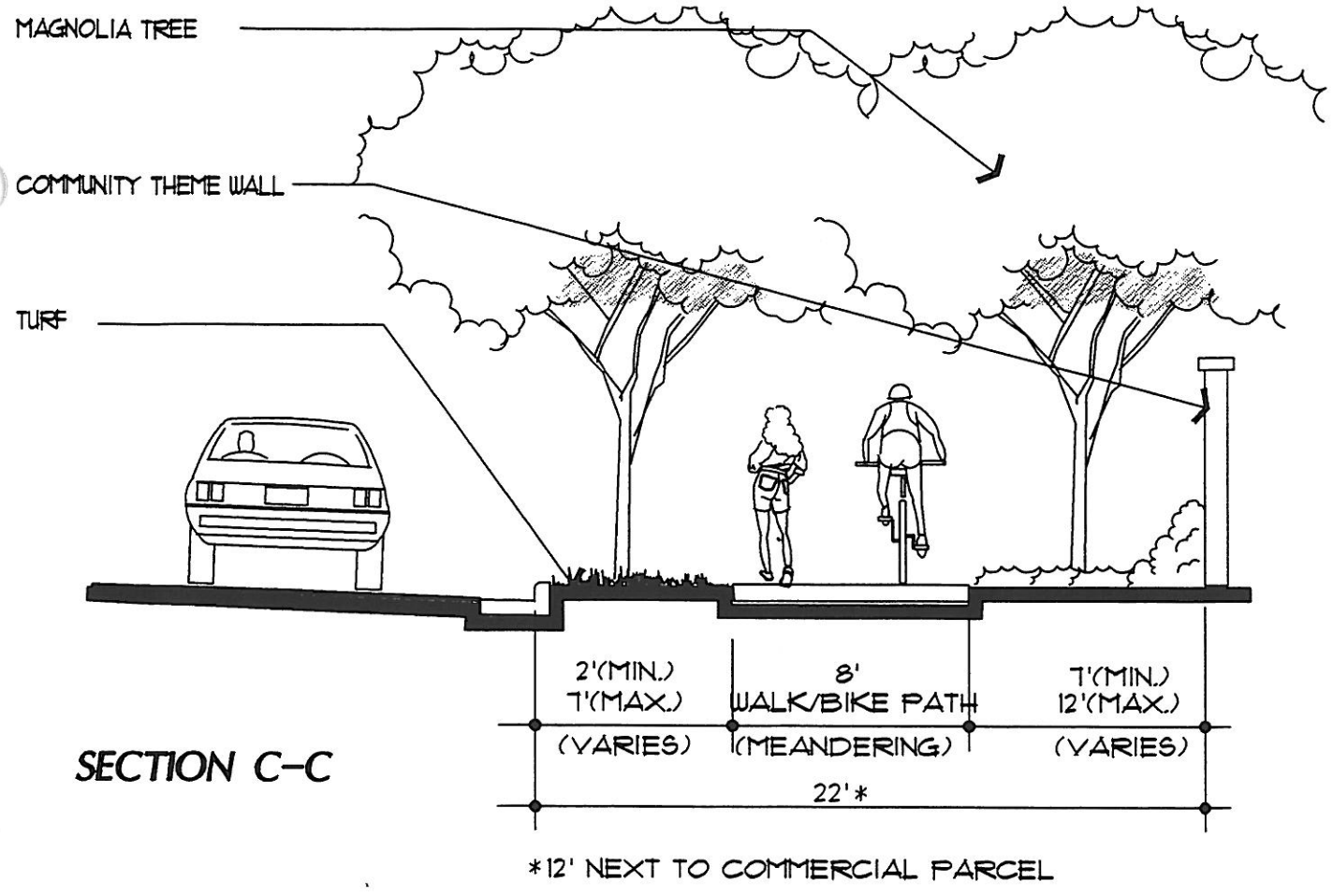


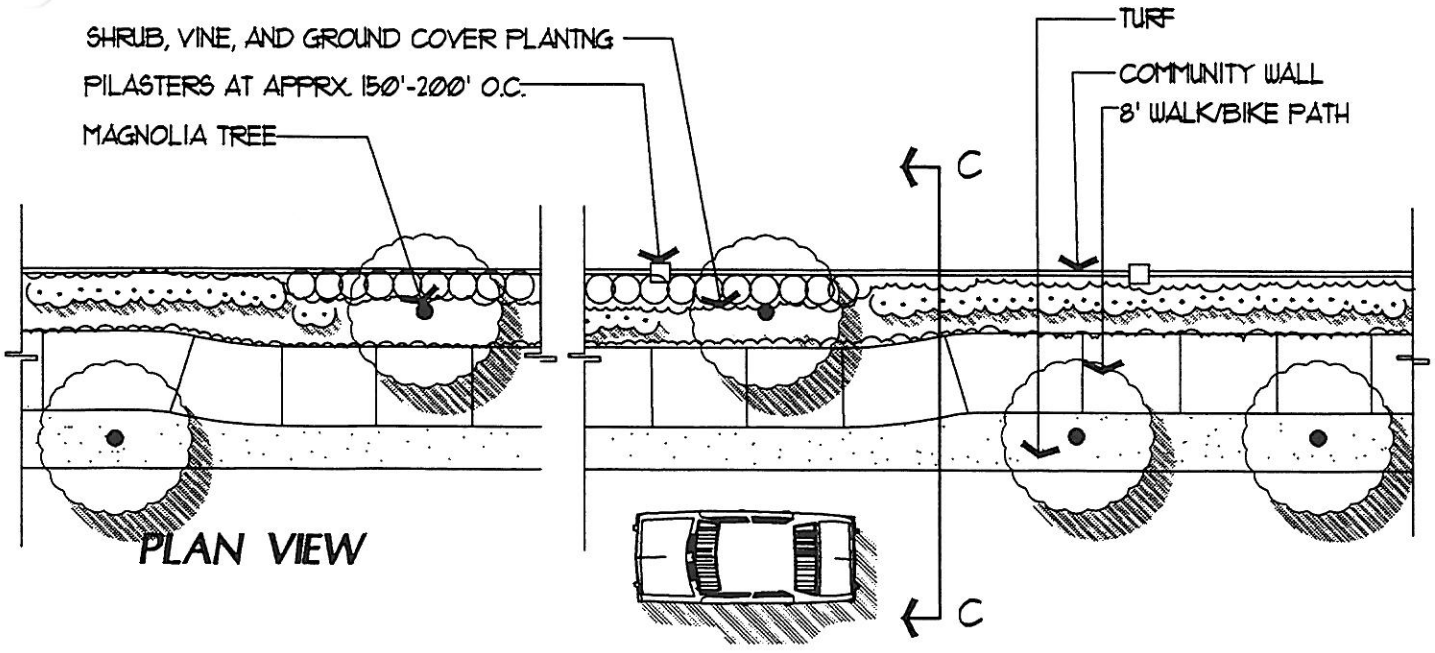
PLAN VIEW



Morningside

Baseline Avenue
Typical Plan and Section
FIGURE 14





Morningside

Lewis Homes

Cherry Avenue
Typical Plan
and Section
FIGURE 15

2) Collectors:

Walnut Avenue (see Figure 16) and San Sevaine Avenue (see Figure 17) are the secondary thoroughfares bordering Morningside. Walnut Avenue will have an 18 foot parkway on the south side and San Sevaine Avenue will have a 22 foot parkway on the west side.

Walnut Avenue will have a staggered, double row of Camphor trees, an evergreen canopy tree. The trees will be combined with turf within the parkway between the curb and the sidewalk. The trees will also be planted in the parkway between the walk/bikepath and wall, combined with shrubs, groundcover and vines, completing the planting plan. An eight foot meandering, off-street walk/bikepath is part of the Walnut Avenue design.

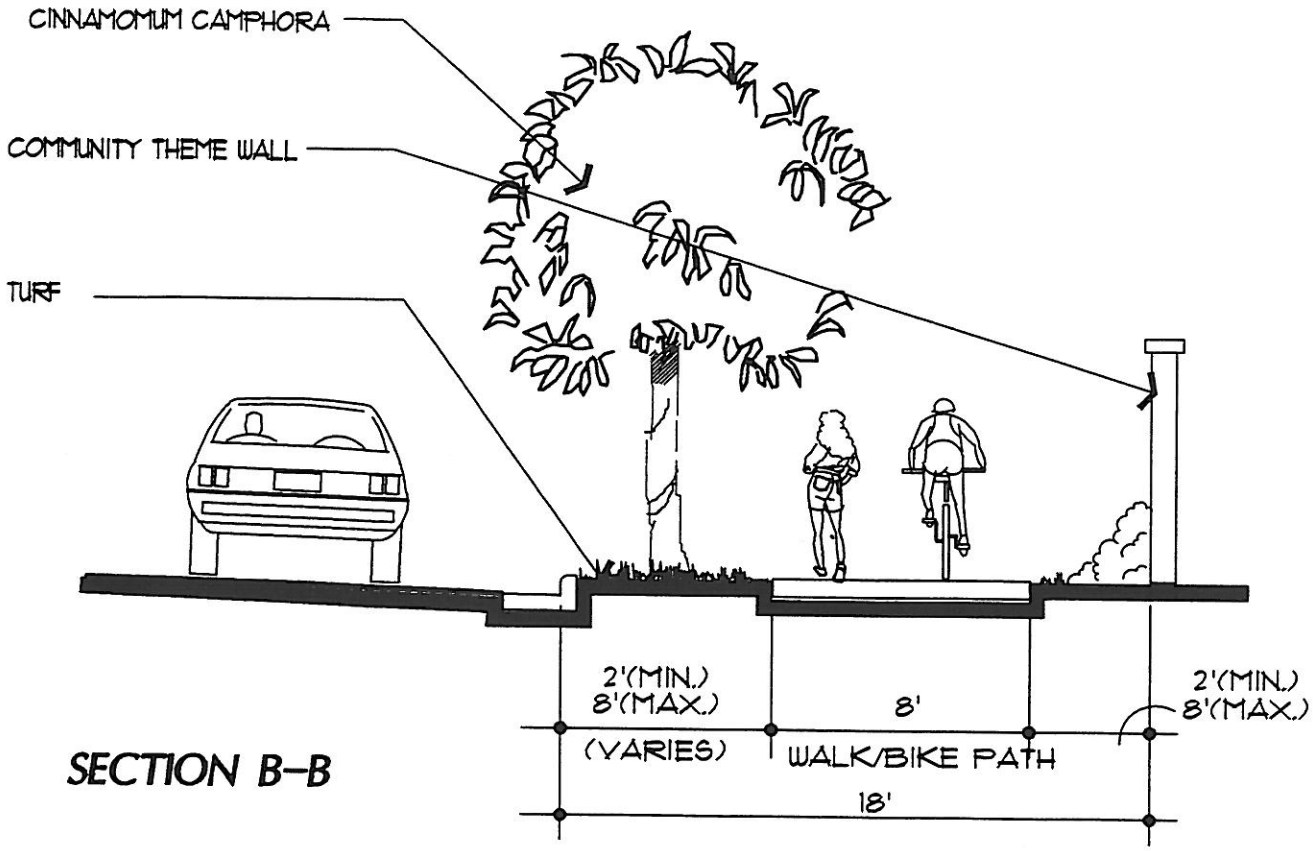
San Sevaine Avenue will have a staggered, double row of meandering street trees: Crape Myrtle, a flowering deciduous tree and Alleppo Pine, an evergreen conifer tree. The Crape Myrtle trees will be combined with turf within the parkway between the curb and the sidewalk. Alleppo Pines, planted between the sidewalk and the community wall, combined with shrubs, groundcover and vines, will complete the planting plan. A five foot walkway is a part of the San Sevaine Avenue design.

B. Internal Streets

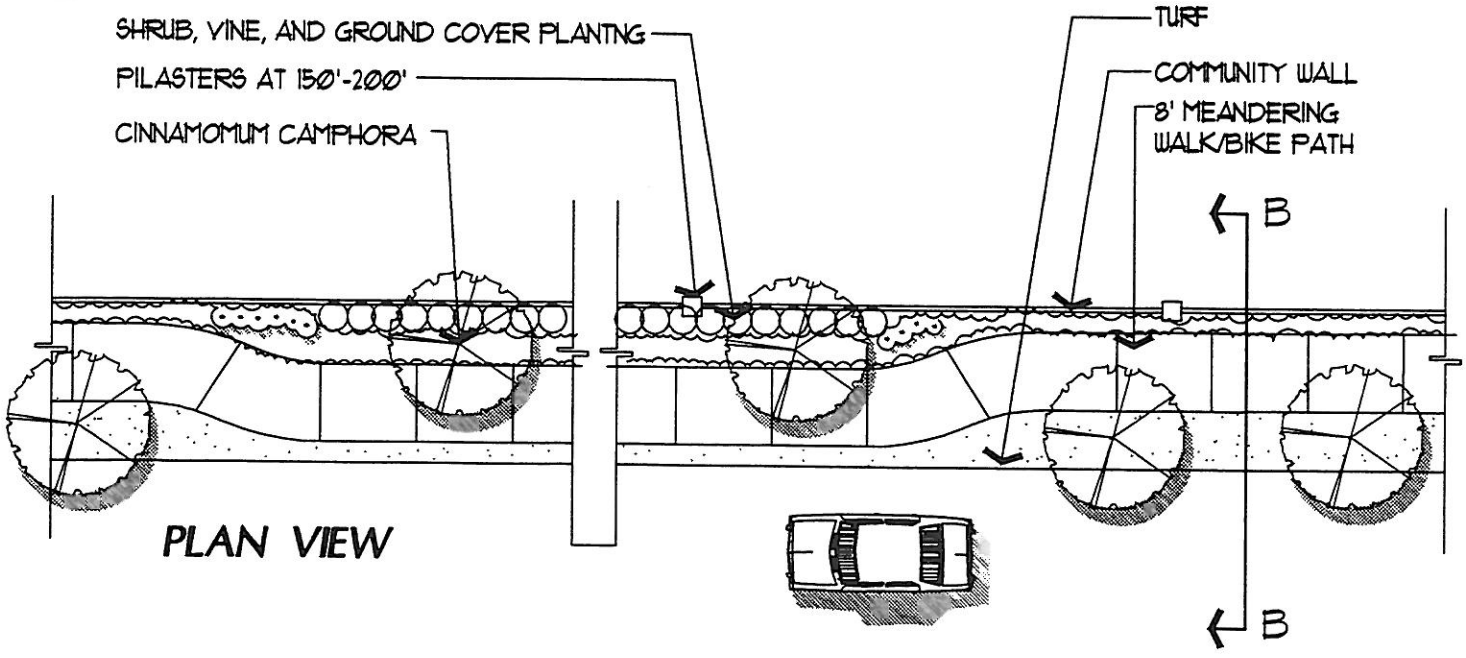
Community Local Streets designs are shown on Figure 18. Other local street designs are shown on Figures 19.

3.5 Entry Monumentation & Signage Character

A hierarchy of community entries with generous landscaping, signage, and community walls with wide pilasters is provided throughout Morningside, reflecting the architectural theme and providing the residents and visitors with beauty and community identification. The Landscape Master Plan, Figure 13, shows the location of the hierarchy of entries and key intersections. Figures 20 through 24 illustrate entries in both plan view and section view.



SECTION B–B

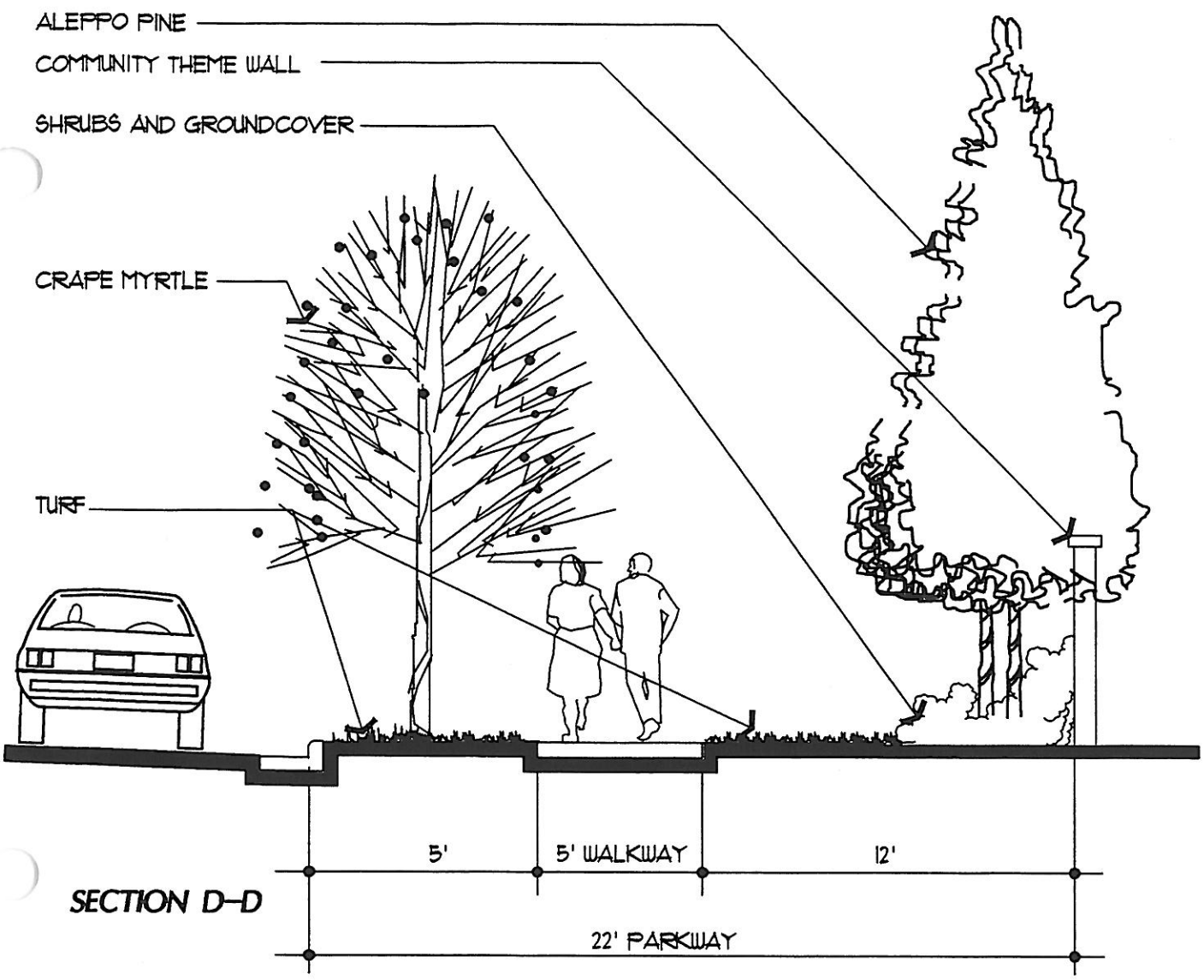


PLAN VIEW

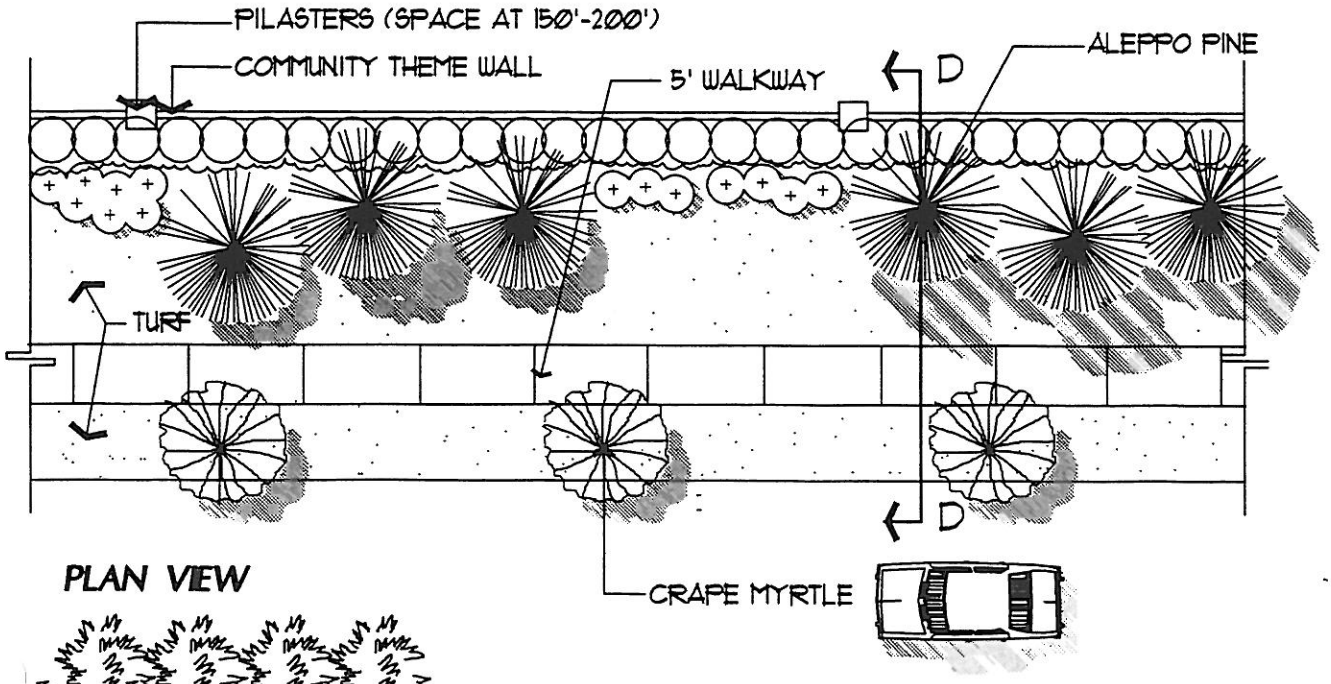
Morningside

Lewis Homes

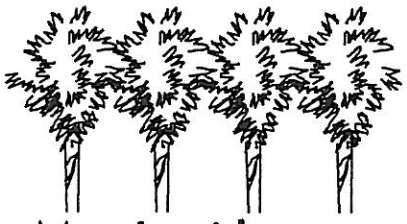
Walnut Avenue
Typical Plan
and Section
FIGURE 16



SECTION D–D



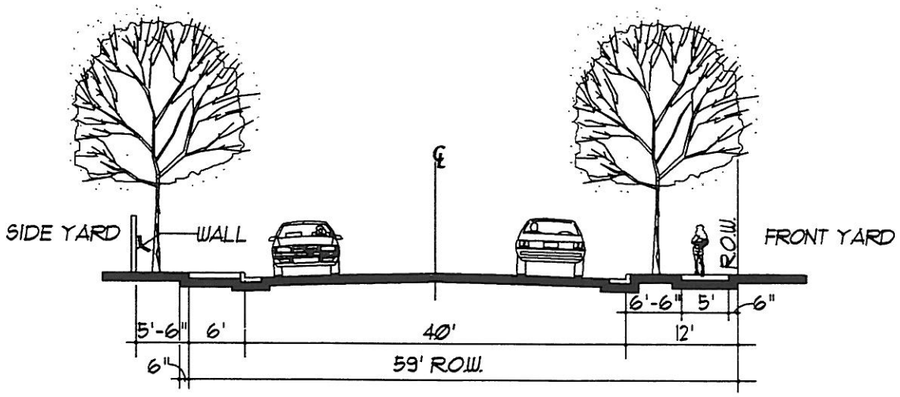
PLAN VIEW



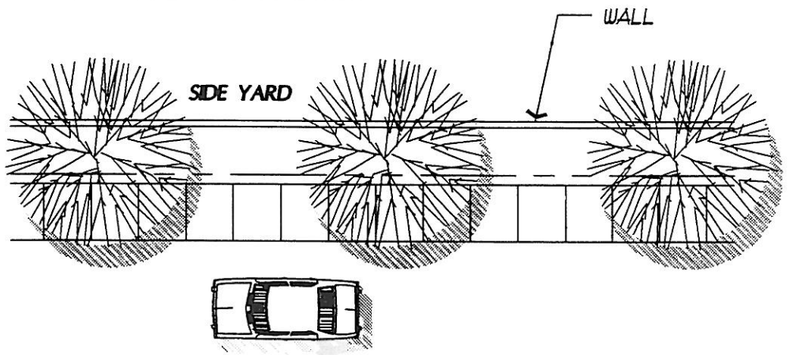
Morningside

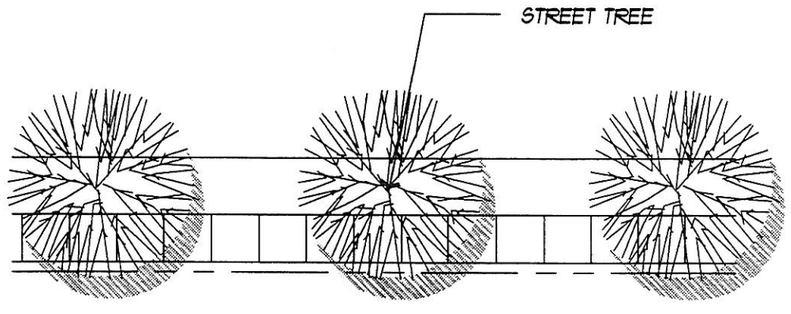
Lewis Homes

San Sevaine Avenue
Typical Plan and Section
FIGURE 17

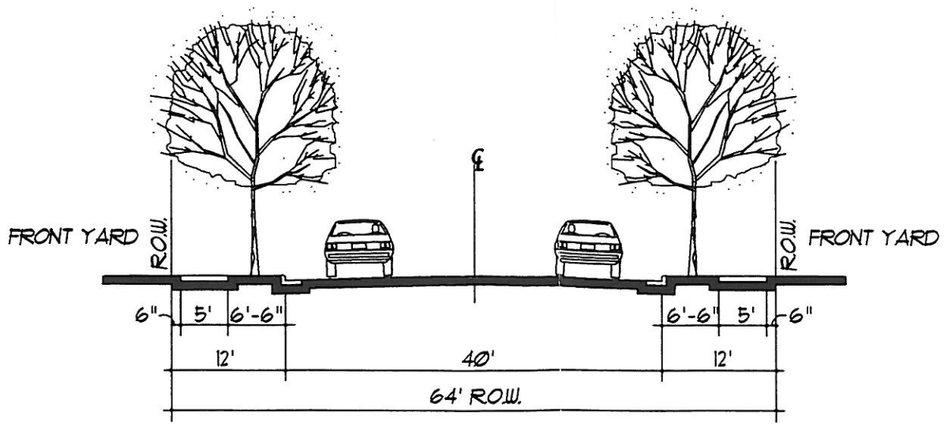


MODIFIED
LOCAL COMMUNITY
FRONT/SIDE YARD CONDITION

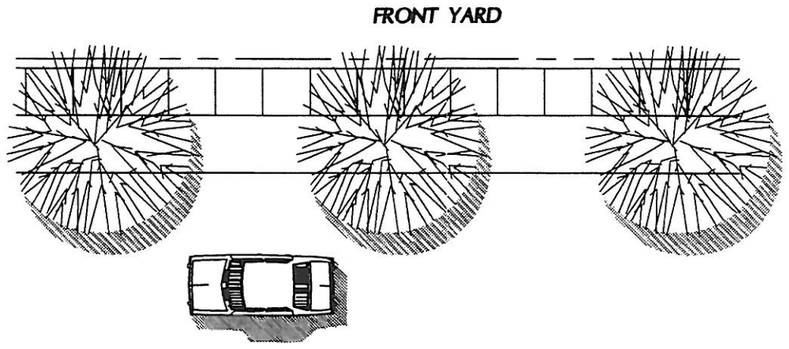


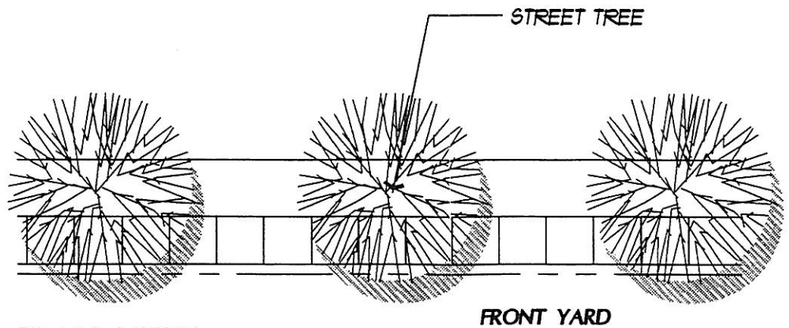


PLAN VIEW SCALE: 1/16"=1'-0"

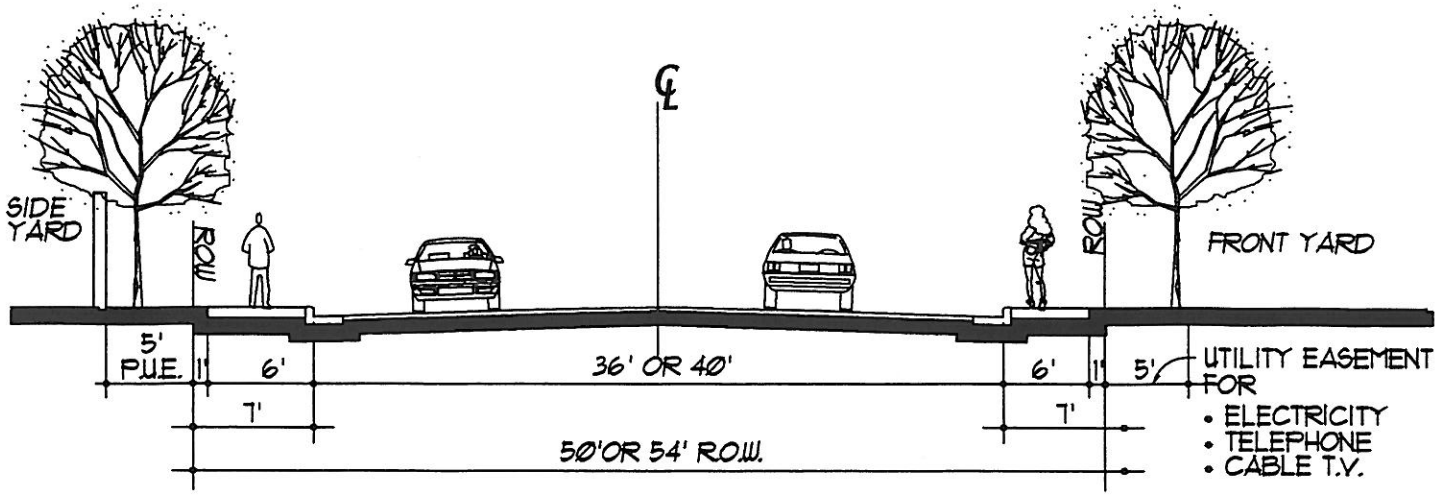


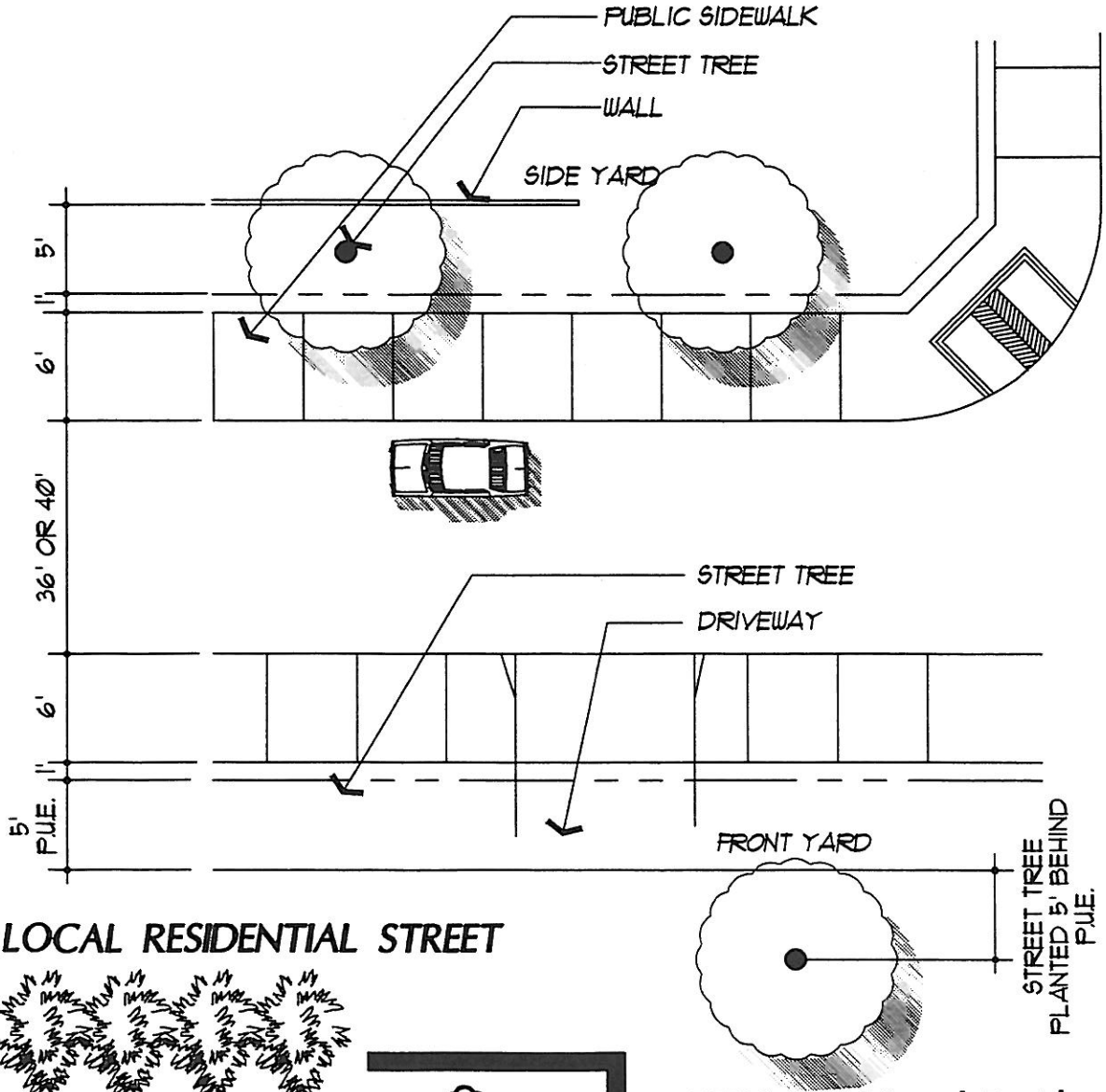
MODIFIED
LOCAL COMMUNITY
FRONT YARD CONDITION



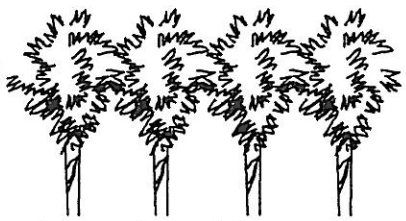


PLAN VIEW SCALE: 1/16"=1'-0"





LOCAL RESIDENTIAL STREET



Morningside

Lewis Homes

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Local Residential Streets – Typical Plan and Section

FIGURE 19

A. Major Intersection Treatment: Baseline Avenue and Cherry Avenue

The Major Intersection Treatment at Baseline Avenue and Cherry Avenue (see Figure 20), provides a theme entry statement at the most visible and highly traveled location within Morningside. This location is at the southwest corner of the commercial center. The foreground of the landscaped area consists of a wide turf berm. The center focal point consists of a row of California Fan Palms, accented by flowering trees, with low color shrubs, hedge shrubs, and groundcover.

B. Primary Community Entry at Baseline Avenue

The Primary Community Entry at Baseline Avenue (see Figure 21 a and 21b) provides the major gateway into Morningside. Tall California Fan Palm trees provide distant visibility and the open bermed turf areas provide good vehicular intersection visibility. Specimen trees, flowering trees, groundcover, and decorative, colored scored concrete paving are used to enhance the entry. Entry walls with wide pilasters accent the entry. Signage identifying the community of Morningside is located on a gently curved, low wall with pilasters on both sides of the entry.

C. Secondary Community Entry at Walnut Avenue

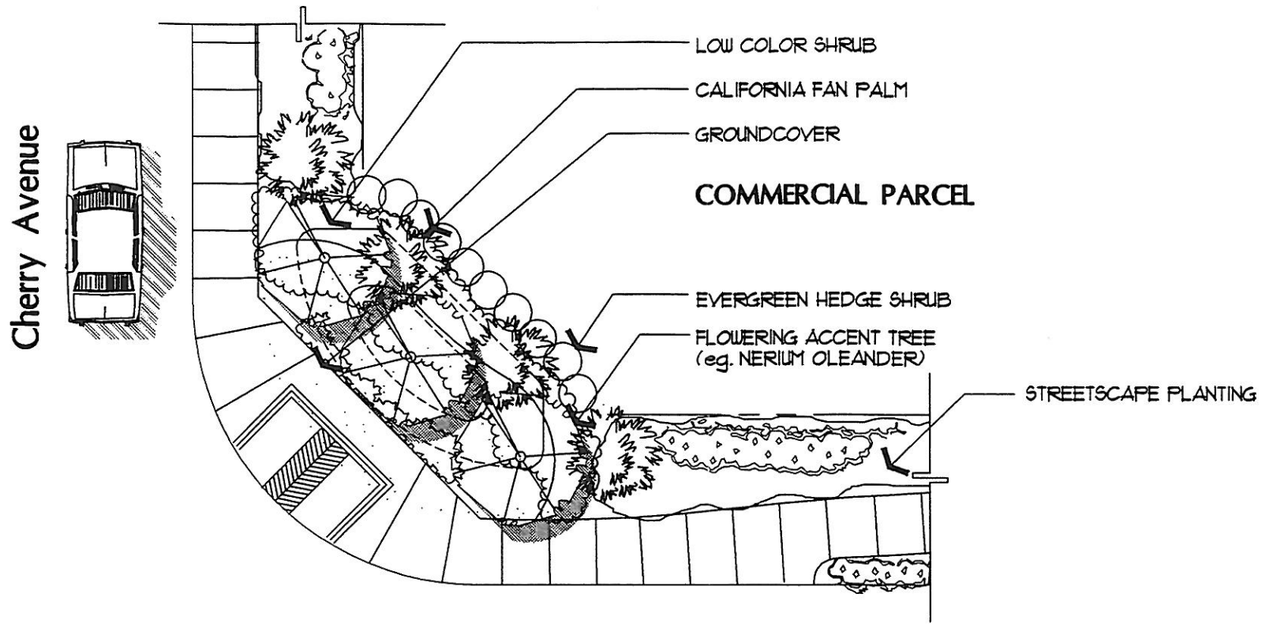
The Secondary Community Entry at Walnut Avenue (see Figures 22a and 22b) provides the northern access to the main internal roadway through Morningside. This Community Entry is a smaller scale version of the Major Community Entry, with a smaller planting area and wall-mounted community signage.

D. Neighborhood Entries

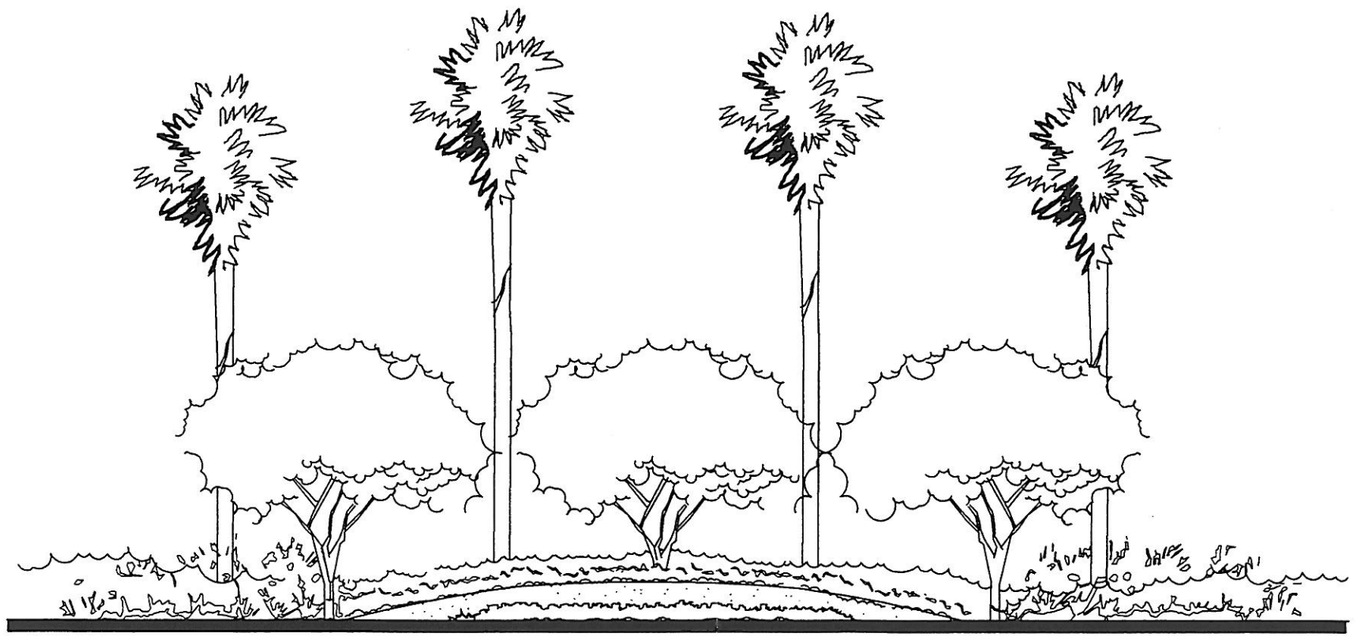
The Neighborhood Entry at Cherry Avenue (Figure 23) provides the western access to the Morningside community. Designs for the neighborhood entries into P.A.s 5a and 5b shall be approved prior to final map recordation for these areas. They shall match the overall theme of Figure 23.

E. Minor Intersection Treatments: San Sevaine Avenue /Baseline Avenue, San Sevaine Avenue/Walnut Avenue, and Cherry Avenue/ Walnut Avenue

Minor Intersection Treatments are provided at three intersections: San Sevaine Avenue/Baseline Avenue, San Sevaine Avenue/Walnut Avenue, and Cherry Avenue/Walnut Avenue (see Figure 24). The foreground of the landscaped entry consists of several groupings of flowering Nerium Oleander with turf, groundcover, and flowering shrubs. The backdrop consists of California Fan Palms and an angular community wall with wide pilasters.



PLAN VIEW SCALE: 1/16"=1'-0"



ELEVATION SCALE: 1/8"=1'-0"

Morningside

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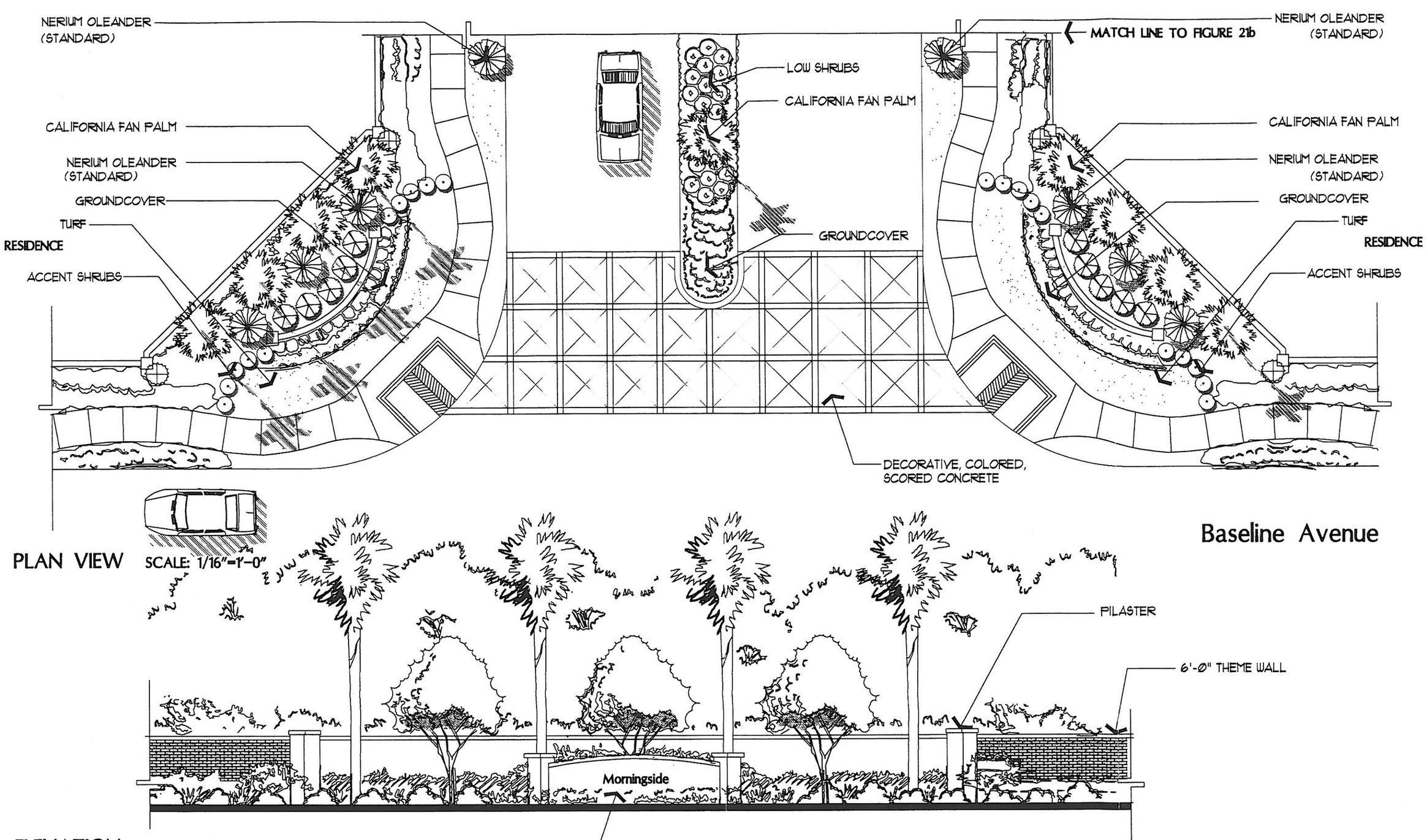
MAJOR INTERSECTION TREATMENT (CHERRY AND BASELINE) FIGURE 20



PRIMARY COMMUNITY ENTRY–
SOUTHERN PORTION
(PRIMARY ENTRY STREET AND BASELINE)
FIGURE 21a

SPECIMEN TREE

CALIFORNIA FAN PALM

SIDE YARD

SIDE WALL

DECORATIVE, COLORED SCORED CONCRETE.

SPECIMEN TREE

TURF

TURF

NERIUM OLEANDER (STANDARD)

GROUNDCOVER

CALIFORNIA FAN PALM

RESIDENCE

LOW SHRUBS

RESIDENCE

6' COMMUNITY PERIMETER WALL

6' COMMUNITY PERIMETER WALL

MATCH LINE TO FIGURE 21a

PLAN VIEW SCALE: 1/16"=1'-0"

Baseline Avenue

Morningside

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PRIMARY COMMUNITY ENTRY-
NORTHERN PORTION
(PRIMARY ENTRY STREET AND LOCAL STREET)

FIGURE 21b

Walnut Avenue

ENHANCED PAVING

TURF

TURF

BACKGROUND SHRUBS

STREET TREE

GROUNDCOVER

BACKGROUND SHRUBS

STREET TREE

CALIFORNIA FAN PALM

CALIFORNIA FAN PALM

Residence

NERIUM OLEANDER (STANDARD)

LOW SHRUBS

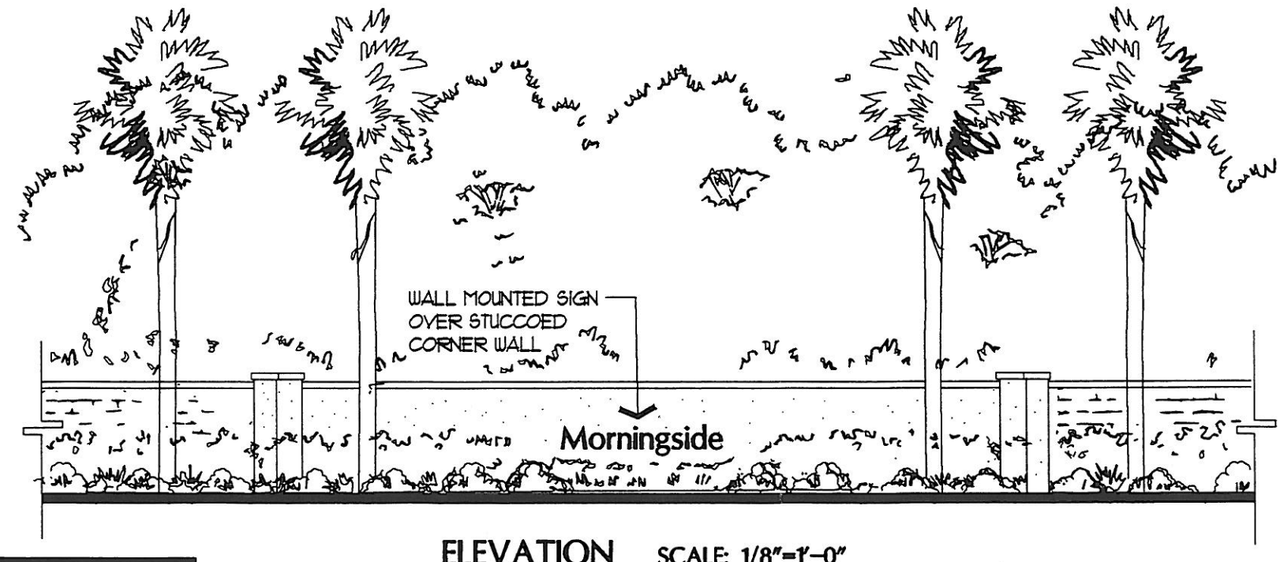
Residence

NERIUM OLEANDER (STANDARD)

COMMUNITY THEME WALL

MATCH LINE TO FIGURE 22b

PLAN VIEW SCALE: 1/16"=1'-0"



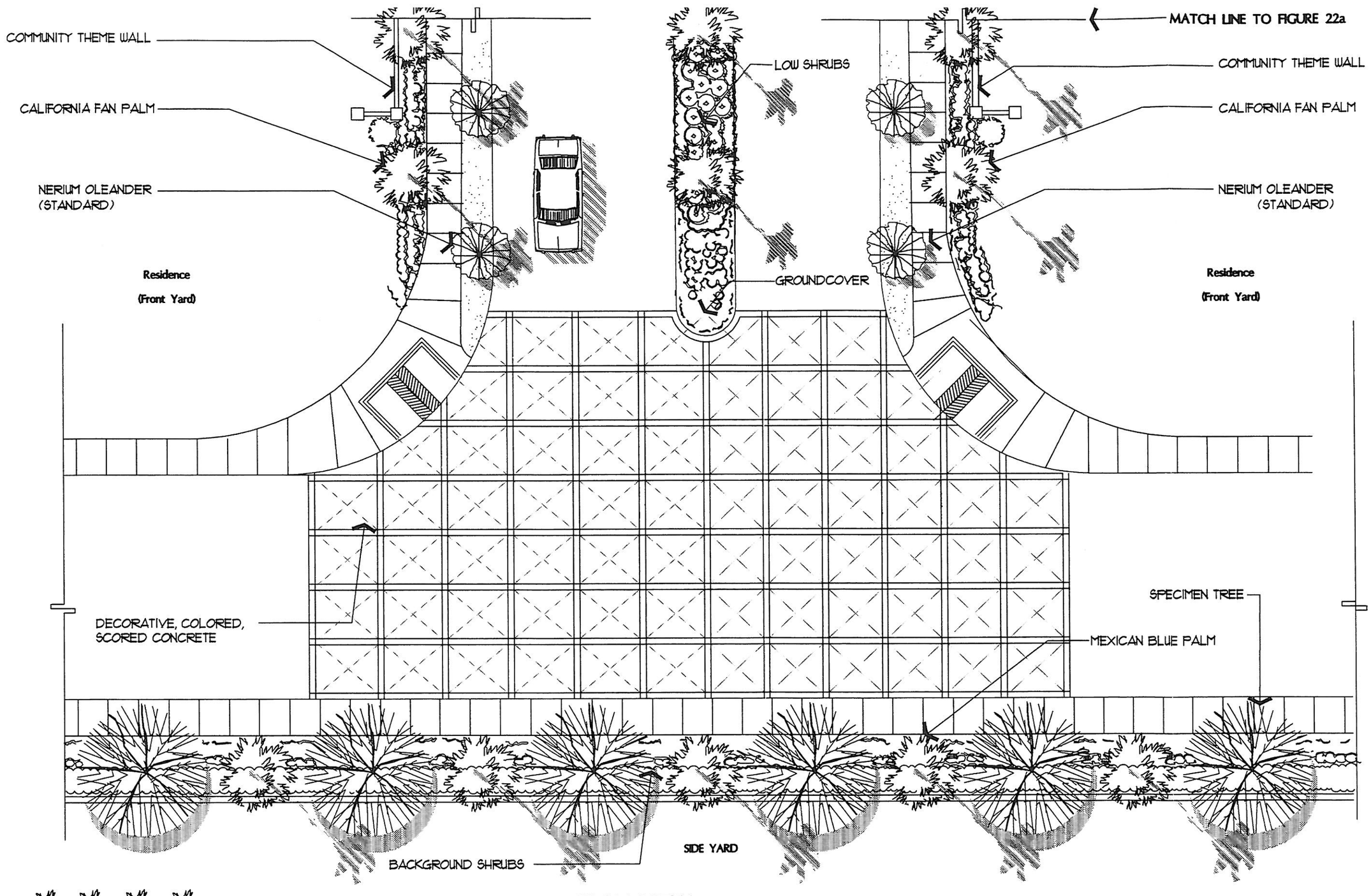
ELEVATION SCALE: 1/8"=1'-0"

Morningside

Lewis Homes

SECONDARY COMMUNITY ENTRY– NORTHERN PORTION (SECONDARY ENTRY STREET AND WALNUT AVENUE)

FIGURE 22a



PLAN VIEW SCALE: 1/16"=1'-0"

Morningside

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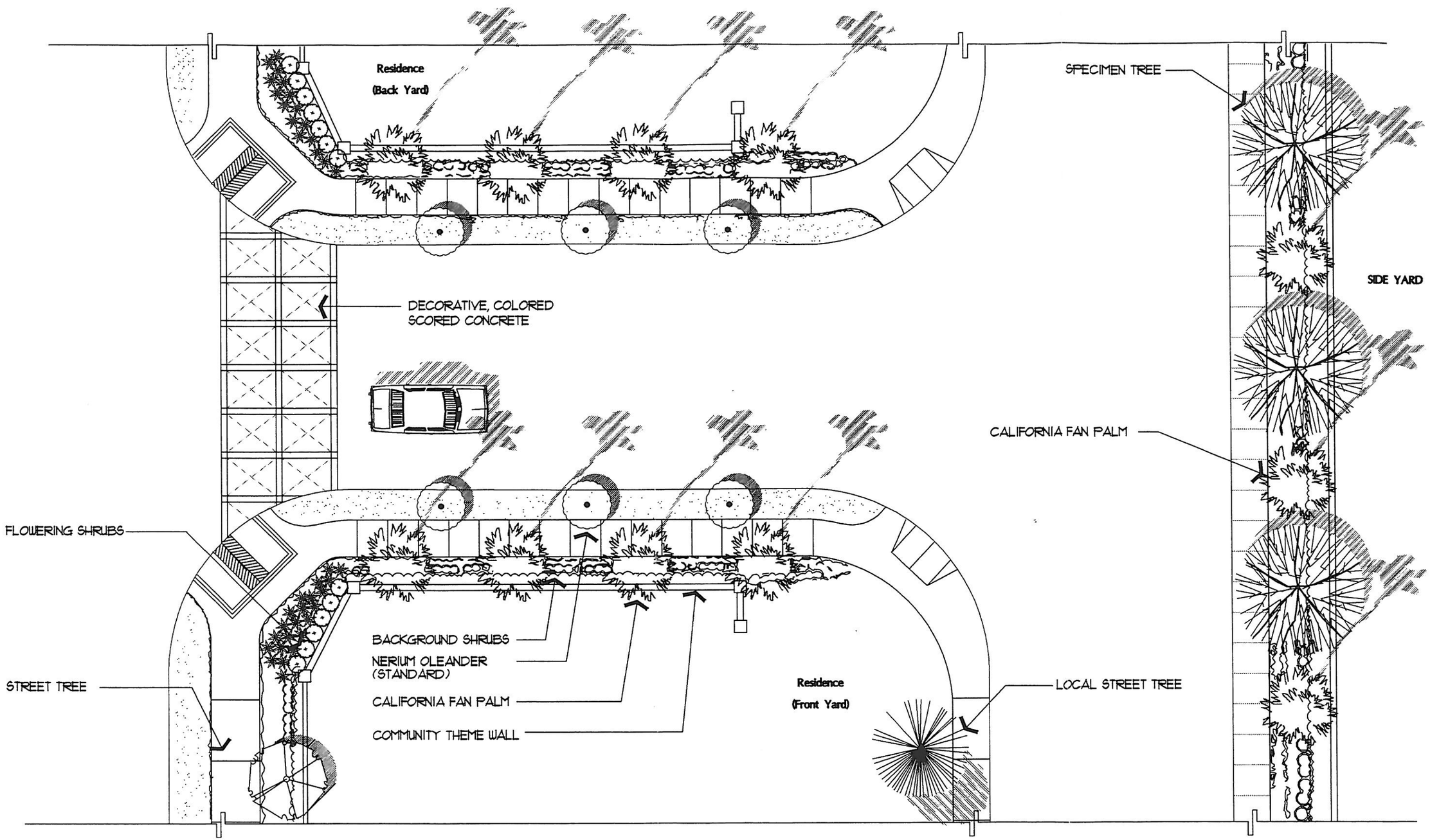
SECONDARY COMMUNITY ENTRY-

SOUTHERN PORTION (SECONDARY ENTRY STREET AND LOCAL STREET)

FIGURE 22b



PLAN VIEW SCALE: 1/16"=1'-0"

Morningside

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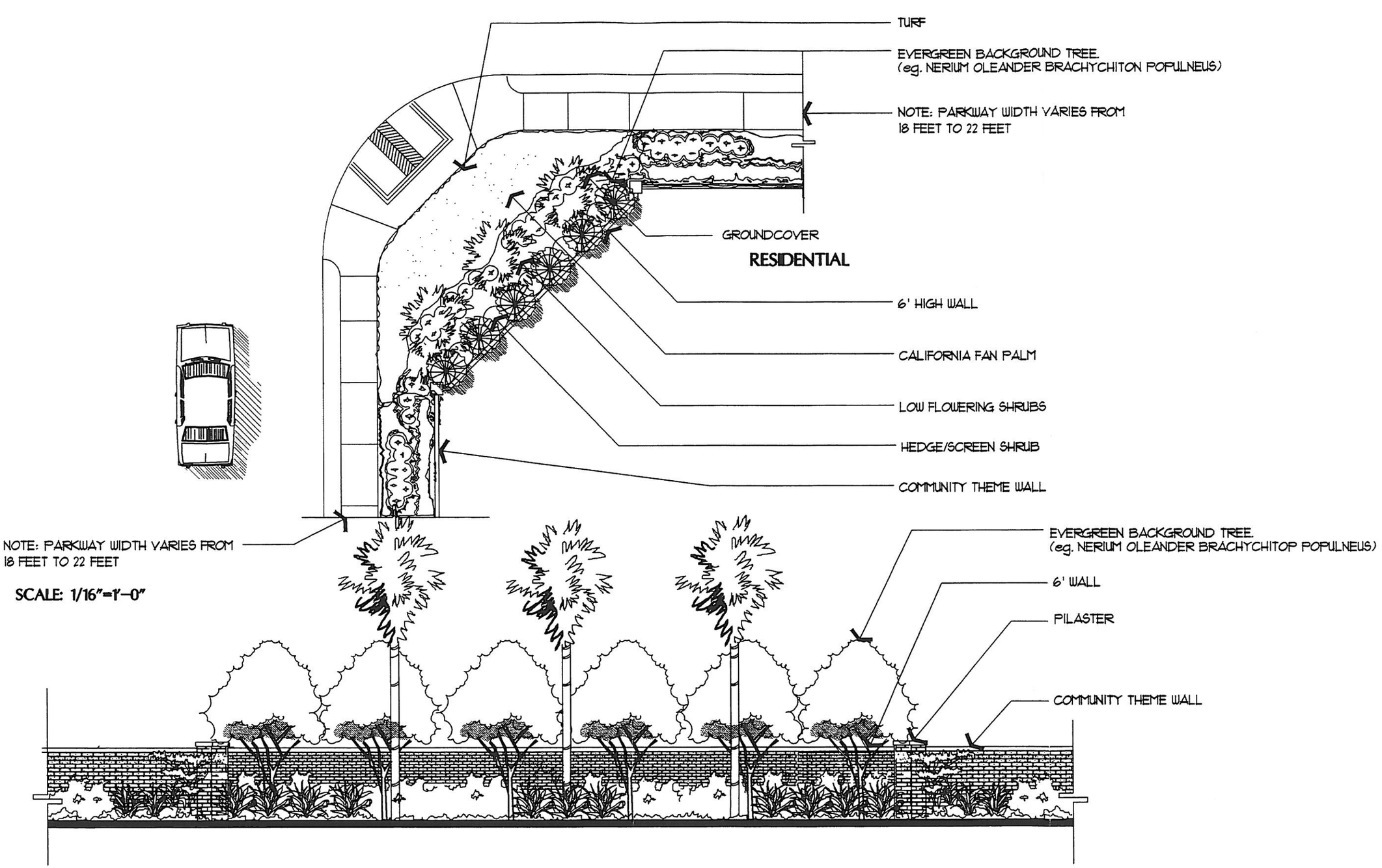
NEIGHBORHOOD ENTRY-
(NEIGHBORHOOD ENTRY STREET
AND LOCAL STREET)
FIGURE 23



PLAN VIEW SCALE: 1/16"=1'-0"

ELEVATION SCALE: 1/8"=1'-0"

Morningside

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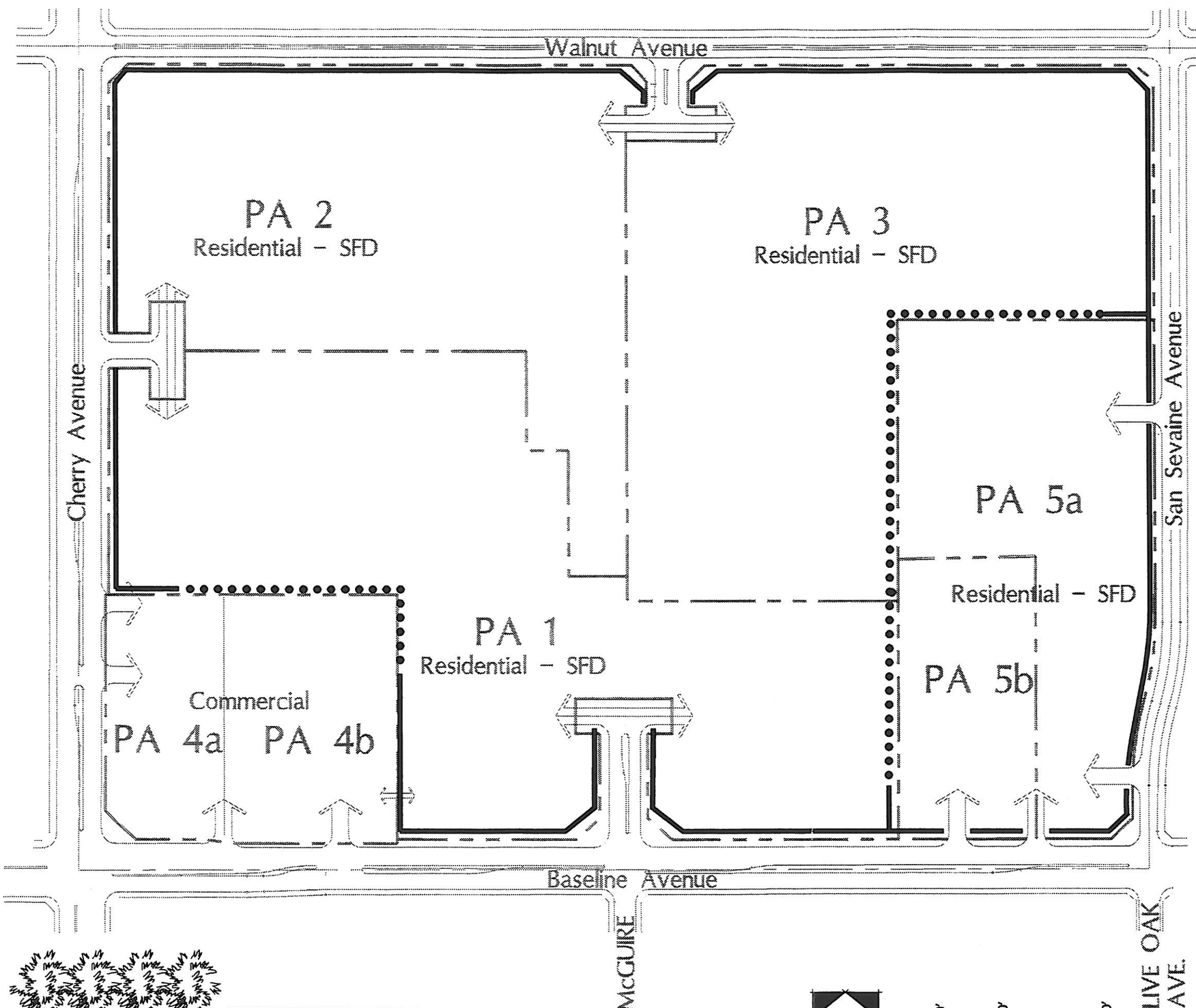
MINOR INTERSECTION TREATMENT
(SAN SEVAINE AND BASELINE,
SAN SEVAINE AND WALNUT
CHERRY AND WALNUT)
FIGURE 24



Legend:

- Community Perimeter Wall
- Masonry Wall

Notes:

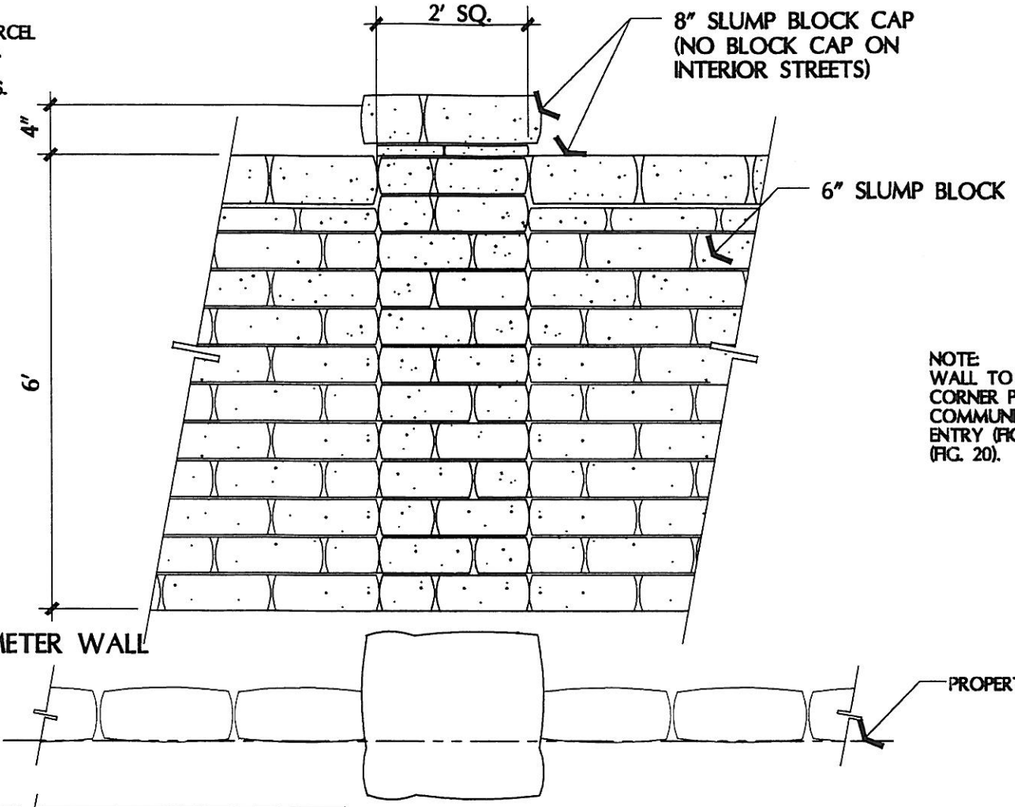
- Streets and other infrastructure shall be completed in accordance with the tentative tract map conditions of approval.
- Walls within PA 5a & PA 5b shall be built by others.
- Masonry Walls also to be constructed along individual residential lots.
- Community perimeter wall without cap will be built on side and rear lot lines where adjacent to interior roadways.

Morningside

Lewis Homes

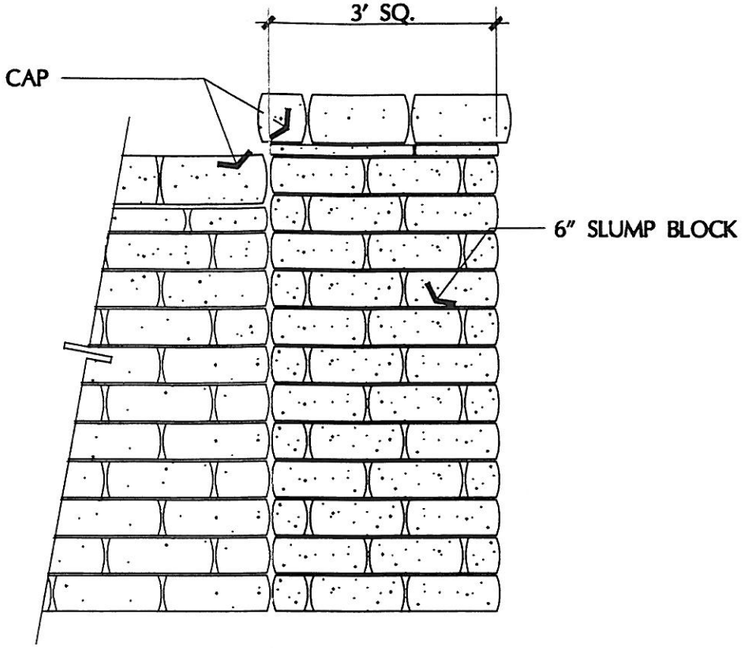
COMMUNITY WALL PLAN
FIGURE 25

NOTE:
PROTO II WALL OCCURS BETWEEN COMMERCIAL PARCEL AND PROJECT AND P.A. 5A AND 5B AND PROJECT. SEE EXHIBIT 26 FOR LOCATIONS.

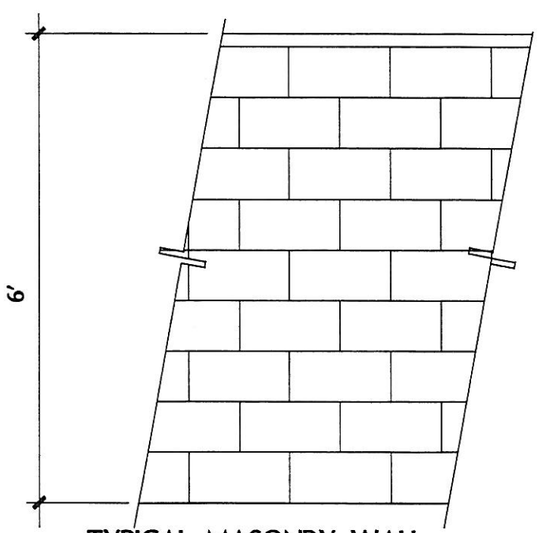


COMMUNITY PERIMETER WALL
ELEVATION/PLAN

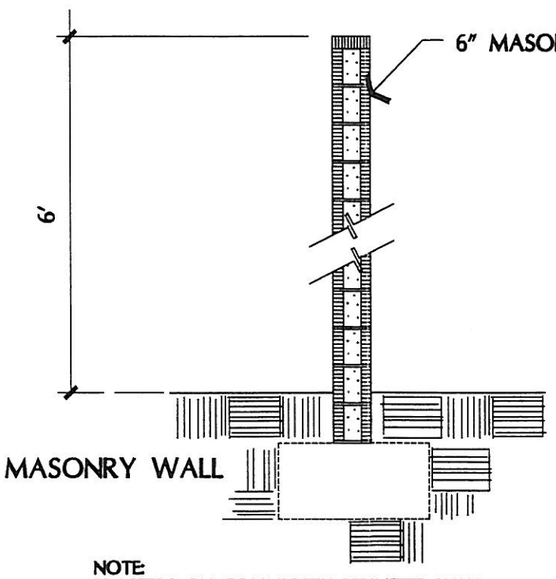
NOTE:
WALL TO BE STUCCOED BETWEEN CORNER PILASTERS AT THE PRIMARY COMMUNITY ENTRY (FIG. 21a), SECONDARY ENTRY (FIG. 22a) AND MAJOR INTERSECTION (FIG. 20).



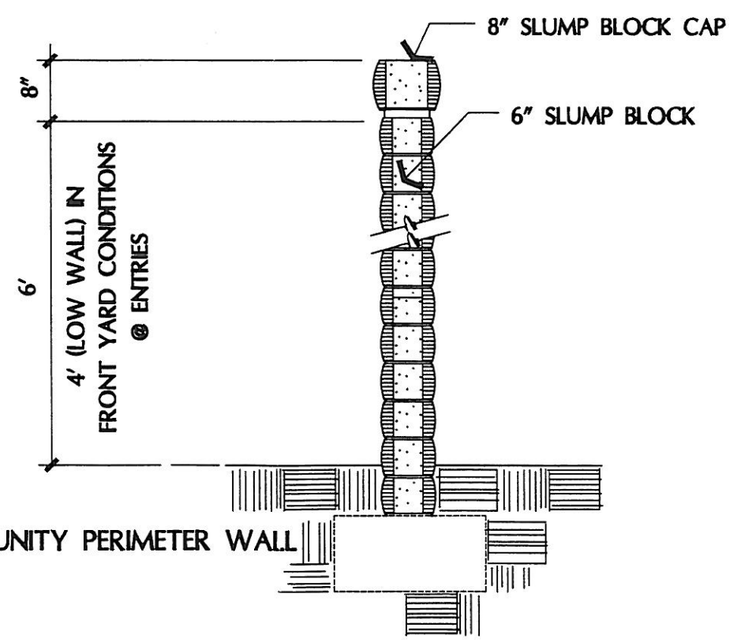
CORNER PILASTER
ELEVATION



TYPICAL MASONRY WALL
ELEVATION



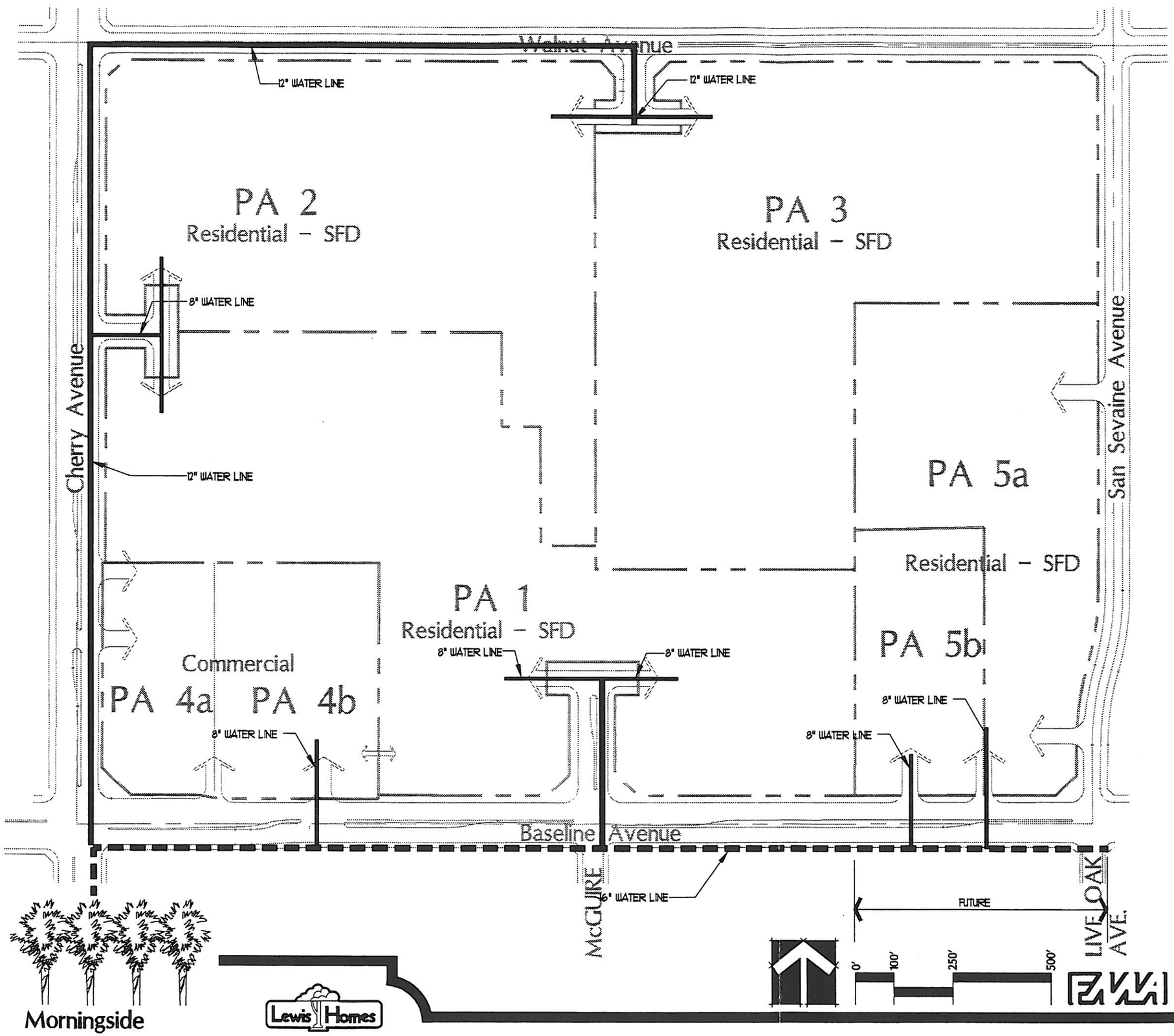
TYPICAL MASONRY WALL
SECTION



COMMUNITY PERIMETER WALL
SECTION

NOTE:
- PILASTERS ON COMMUNITY PERIMETER WALL TO BE CONSTRUCTED AT APPROXIMATELY 150'-200' ON CENTER.
- ALL WALLS TO BE PROTO I I CONSTRUCTION TECHNIQUE.

COMMUNITY PERIMETER WALL AND PILASTER ELEVATIONS/SECTIONS AND MASONRY WALL (PROTO II)
FIGURE 26



Legend:

- Proposed 12" Water
- Proposed 8" Water *
- Existing 16" Water

Notes:

- Streets and other infrastructure shall be completed in accordance with the tentative tract map conditions of approval.

* Future water line at PA 5a & 5b to be built by others.

PROPOSED WATER SYSTEM
FIGURE 27

3.6 Community Walls

Community walls should be utilized to provide privacy screening and noise buffering for residential land uses, define the outer limits of the entire project, and act as a contributing design element to an overall landscape theme. The Community Wall Plan, Figure 25, shows the location of several types of walls used within the planned community. The Community Perimeter Wall and Pilaster Elevations/Sections and Masonry Wall, Figure 26, illustrate design detail for each type of wall.

General Wall Guidelines

- Community perimeter walls should be a minimum six feet high and be slump block courses with a larger, slump cap block. Wide wall pilasters will occur approximately every 150 to 200 feet.
- Slump block walls (see detail on Figure 26 for community perimeter walls without a cap) shall be used on interior streets where adjacent to a roadway.
- Masonry walls will be used in limited locations along the interior edges of several planning areas, where not visible from major roadways at ultimate buildout, as illustrated in Figure 25. Masonry walls will also be used on the perimeter of individual lots.
- Wall materials and patterns shall be compatible with adjacent building materials.
- Walls should be treated as architectural extensions of the structures.
- The softening of wall and fence surfaces with vines and other plantings is strongly encouraged.

Commercial Wall Guidelines

- Partial screening of parking lots where visible from public roads is encouraged.
- Refuse storage, utility facilities, and delivery areas shall be screened from public view.
- The softening of wall and fence surfaces with plantings is strongly encouraged.

Walnut Avenue

EXISTING 18" SEWER

PA 2
Residential – SFD

PA 3
Residential – SFD

8" SEWER

Cherry Avenue

San Sevaine Avenue

PA 5a
Residential – SFD

PA 1
Residential – SFD

PA 5b

Commercial
PA 4a PA 4b

8" SEWER

8" SEWER

12" SEWER

8" SEWER

Baseline Avenue

McGUIRE

LIVE OAK AVE.

FUTURE

0' 100' 250' 500'

Morningside

Lewis Homes

Legend:

- Proposed 12" Sewer *
- Proposed 8" Sewer *
- Existing 18" Sewer

Notes:

- Streets and other infrastructure shall be completed in accordance with the tentative tract map conditions of approval.

* Future sewer line at PA 5a & PA 5b to be built by others.

PROPOSED SEWER SYSTEM
FIGURE 28

Walnut Avenue

PA 2
Residential – SFD

PA 3
Residential – SFD

PA 5a
Residential – SFD

PA 1
Residential – SFD

PA 5b

Commercial
PA 4a PA 4b

Cherry Avenue

San Sevaine Avenue

57" R.C.P.

ON-SITE STORM DRAIN

EARTHEN DRAINAGE CHANNEL

Baseline Avenue

DOUBLE 10' X 8' BOX

McGUIRE

FUTURE

LIVE OAK AVE.

0' 100' 250' 500'

Morningside

Lewis Homes

Legend:

Proposed Facility *

Notes:

- Streets and other infrastructure shall be completed in accordance with the tentative tract map conditions of approval.

* Future storm drain at PA 5a & PA 5b to be built by others.

PROPOSED STORM DRAIN SYSTEM

FIGURE 29

- Fencing materials and pattern should be consistent with adjacent building materials.

- Screening of residential areas from commercial areas shall be provided by a minimum 6 foot wall and landscaping to achieve both noise buffering and privacy.

3.7 Proposed Infrastructure Plan

The development of the Morningside Planned Community will include the installation of a number of infrastructure improvements to serve the residential and non-residential uses.

If the cost of construction of infrastructure facilities exceeds the required development fees, the additional costs will be covered by a reimbursement agreement between the City of Fontana and Lewis Homes.

A. Water

The development of the planned community area will require the installation of water lines to serve the residential and non-residential areas. It is anticipated that the site will be serviced by the Fontana Water Company. A 16 inch water line exists in Baseline Avenue. The proposed water system is illustrated in Figure 27. Final determination of line sizes and water system design will be determined by Final Engineering Plans and will be based on fire flow and/or domestic requirements.

B. Sewer

The proposed sewer plan is shown in Figure 28. An 18 inch trunk sewer exists within the Cherry Avenue right-of-way.

The serving agencies are the Chino Basin Municipal Water District (CBMWD) and the City of Fontana. CBMWD is responsible for the construction and maintenance of the wastewater treatment facilities and the sewer interceptor lines. The City of Fontana is responsible for constructing and maintaining the collection system within the City limits.

The on-site sewage from the residential planning areas will be collected and conveyed through two sewer lines. The westerly residential portion will be conveyed through on-site 8 inch lines that feed directly into the existing 18 inch trunk sewer at Cherry Avenue, north of the commercial area. The sewage from the easterly residential portion will be conveyed through on-site 8 inch lines that will connect to a new 12 inch line running westerly in Baseline Avenue. The new 12 inch line will feed into the existing truck sewer at the intersection of Baseline Avenue and Cherry Avenue.

The commercial portion of the project will be conveyed through an on-site 8 inch line that will feed into the proposed new 12 inch line in Baseline Avenue.

The sewer connection fees for the project, excluding Planning Areas 5a and 5b, shall be satisfied by a "construction credit" for lines shown on Figure 28. Any remaining fair share obligation for Planning Areas 5a and 5b shall be determined at the tentative map stage for those areas at the time they are processed for development and shall be the obligation of the owners of those parcels.

C. Drainage

Local drainage systems are the responsibility of the City of Fontana. The proposed drainage system for the project is part of the North Fontana Master Storm Drain Plan, as modified by the "Project Report for the Baseline Storm Drain", dated April 1995, by Allard Engineering. The Baseline Road storm drain system currently ends as a double 14 foot by 10 foot box culvert at the railroad crossing on Baseline Avenue, approximately 1,900 feet west of the intersection of Baseline Avenue and Cherry Avenue. This double box culvert will ultimately be extended to Cherry Avenue.

At present, an earthen drainage ditch north of the existing edge of pavement conveys undeveloped flow rates from the intersection of Cherry Avenue and Baseline Avenue to the existing double box culvert. Should hydrological studies warrant, this channel will be enlarged to carry the additional runoff resulting from the development of the project.

Ultimately, a double 10 foot by 8 foot box culvert will be constructed along this project frontage in Baseline Avenue. This project will construct the northerly 10 foot by 8 foot single box culvert from Cherry Avenue to San Sevaine Avenue. The westerly extension of this drainage facility from Cherry Avenue to the terminus of the existing double 10 foot by 8 foot box culvert will be constructed from funds contributed by the City of Fontana and/or developer contributions. In the event that the street improvements commence prior to the completion of the City's extension of the box culvert from the existing terminus to Cherry Avenue, the City and Developer may agree on the implementation of an interim detention basin or other interim drainage method, which would be located on the future commercial site and would discharge into the existing earthen drainage ditch. Any costs of construction of drainage facilities within Baseline Avenue which exceeds the I-10 North drainage fee obligation will require a reimbursement agreement between the City of Fontana and Lewis Homes.

The on-site residential storm runoff will be handled by the roadways and an on-site storm drain system, as shown on Figure 29. The commercial site storm runoff will be handled by the parking lot and an on-site storm drain system. The street improvements proposed for Walnut Avenue and Cherry Avenue will serve to convey storm runoff from north of the property to the Baseline Avenue drain.

Final determination of storm system design and financing will be determined by the final engineering plans.

D. Solid Waste Disposal

The proposed project will require the expansion of an existing waste removal service route to include the planned community area. No offsite landfill construction will be required as a result of the proposed project.

E. Energy Systems

The planned community area will require the extension of electrical, telephone and natural gas service.

4.0 General Development, SIte Planning, and Architectural Standards

4.0 GENERAL DEVELOPMENT, SITE PLANNING, AND ARCHITECTURAL STANDARDS

4.1 General Development Standards: Community Plan Conformance with the City Development Code

Unlike a Specific Plan, a Community Plan must generally conform to the development regulations of the Fontana Development Code. Therefore, regulations such as allowed uses in each zone; setback requirements; landscape coverage requirements within the commercial area; etc., will be per the City Development Code requirements, with several minor Development Code interpretations (see Section 4.2 A). Additionally, all signage must be in compliance with Chapter 3 of the Municipal Code.

Many of the benefits of this Community Plan far outweigh the minor interpretations to the Development Code mentioned above. These benefits include:

- All lots will be 7,200 square feet or larger. Most master-planned communities approved in the City to date have much smaller lots. Examples of communities with smaller lots include Southridge with 3,500 square foot lots, Hunter's Ridge with 4,500 square foot lots, and Heritage with 5,000 square foot lots.

- Homes will be generally larger (see Section 4.2 B) than those in most of the master-planned communities approved in the City to date.

- The landscaped parkways on Baseline Avenue (see Figure 14) and on Cherry Avenue (see Figure 15) will be wider than in the recently approved Westgate Specific Plan.

- The Primary Entry at Baseline and the Secondary Entry at Walnut Avenue will be highly upgraded, with landscaping, enhanced paving, and other visual amenities extensively exceeding City standards (See Figure 21a, Figure 21b, Figure 22a, and Figure 22b).

- Development of the commercial center will provide convenient shopping for North Fontana residents.

4.2 Site Planning, Architectural/Design Guidelines, and Standards

The purpose of this section is to provide site planning and architectural design criteria that will promote quality development and an aesthetically pleasing environment within the Morningside Community. The guidelines, when combined with the landscape designs presented in this Community Plan, provide the overall framework for establishing a sense

of community identity, land use character, scale, and environmental sensitivity in the planning and design of development within the Morningside community.

The following guidelines express "intent" rather than "absolutes", thereby allowing flexibility in fulfilling the intended design goals and objectives. Moreover, these guidelines are intended to promote creativity and innovation as well as consistent quality in the implementation of land uses.

A. Site Planning

Residential Site Planning

The following residential site planning standards shall apply:

- Buildings and other improvements shall be located to compliment the site on which they are placed.
- Seventy percent of the lots will be plotted with houses over 2,000 square feet in size.
- Where feasible, consideration shall be given to building elements as they relate to the environment.
- Design shall maximize utilization of visual amenities.
- Local street system design shall consider ease of auto traffic movement and provide opportunities for pedestrian, bicycle, and other alternative transportation modes.
- Local street layouts shall promote compatibility with building sites and lot arrangements to ensure consistent streetscape character.
- Several minor interpretations of the City Development Code requirements shall be allowed:

  a. Depth of residential lots on knuckles and cul-de-sacs shall be a minimum average of 100 feet. This provision will allow for greater flexibility in site design, while meeting the spirit of the Development Code.

  b. Lot width on cul-de-sacs is to be measured at 25 feet from the right-of-way at the setback line and shall be a minimum width of 54 feet. This provision will allow for greater flexibility in site design, while meeting the spirit of the Development Code.

c. Minor architectural modifications may be reviewed and approved by the Community Development Director.

- Monolithic and stark streetscapes shall be prohibited through varying setback, roof lines and landscaping.

- The "Dynamic Plotting" criteria which will be applied to this development are provided below:

The following are basic, flexible plotting criteria for development under new Design Reviews. Variation and possibly additional criteria may be added by the Planning Commission to individual Design Reviews based upon Planning Commission consideration of individual circumstances:

Seventy percent of the houses shall be over 2,000 square in size.

At least 25% of the most articulated elevation for each proposed house plan shall be provided.

A floor plan shall not be used consecutively more than three times in a row (whether reversed or not).

If the same floor plan is used for adjoining homes, one shall be the reverse of the other.

If the same floor plan is used for adjoining homes, one unit shall have a front setback at least three (3) feet greater in depth than the like, adjacent home.

No more than 65% of any one floor plan shall be used on any cul-de-sac or along any street between intersecting streets.

No two adjacent homes using the same floor plan, whether reversed or not, shall have the same exterior color scheme/treatment.

A variety of design shall be used on garage doors, with no two adjoining homes which have the same floor plan and elevation using the same door pattern. In no case shall three homes of any floor plan or elevation have the same garage door pattern.

Adjacent homes shall have varying setbacks. Minimum variation shall be two feet. When one and two story homes are adjacent, the two story home shall have the larger front setback.

Homes with one story features on corner lots, shall orient the one story feature adjacent to the side street.

At least one in four homes shall have enhanced architectural features along the rear yard elevation. These enhancements may include, but are not limited to, the use of stuccoed pop-outs, wood plant-ons, shutters, color bands, enlarged trim, decorative or arched windows, decorative lighting fixtures, etc.

When a floor plan is repeated on adjacent lots, one of the homes shall use the enhanced architectural features noted above.

Side(s) and rear home elevations visible from any public right-of-way shall carry the architectural features and theme of the front to those visible side(s) or rear elevations.

Subtle, discriminating variations in the architecture are encouraged. These variations may include, but are not limited to, the use of stuccoed pop-out, wood plant-ons, shutters, color bands, enlarged trim, decorative or arched windows, decorative lighting fixtures, etc.

Floor plan maximum and minimum percentages for each model type shall be established.

Any plan type, elevation, color scheme, and veneer treatment shall be switched with another if it conforms to all of the criteria listed above.

The Community Development Director, or his/her designee, shall have the authority for minor architectural changes focusing around items such as window treatments, color combinations, facade treatments, and architectural reliefs. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.

Commercial Site Planning

The following commercial site planning standards shall apply:

- Buildings and other improvements shall be located to compliment that portion of the site on which they are placed.

- The site, relationship to other structures, scenic values and orientation toward major access points, and arterial streets shall be dominant factors in the siting of buildings.

- Where feasible, consideration shall be given to building elements as they relate to the environment.

- Long stretches of monotonous store fronts shall be avoided through the staggering of building planes, variation of facades, recessed entries and the use of arcades where feasible.

  Circulation shall be designed for both auto and pedestrian use. Pedestrian access from streets and parking to shopping areas shall be clearly distinguished. A pedestrian access shall be provided from Planning Area 1 (PA 1) to the commercial center.

- Parking areas shall be landscaped to avoid large expanses of paving.

- Monolithic and stark streetscapes shall be prohibited through varying setbacks, roof lines and landscaping.

B. Architecture

Residential Architecture

The architectural character envisioned for the residential neighborhoods within Morningside is influenced by the historic precedents of Southern European design. The Design Guidelines establish the framework to achieve harmony and compatibility within the residential neighborhoods, while providing the flexibility to create variety in the architectural expression and interpretation of the design styles envisioned for the community. All too often, when designing a new residential community, the majority of the design effort is focused on the individual floor plans and elevations which comprise the project, rather than on the community as a whole.

The community is perceived as a combination of buildings, landscape, walls/fences, and circulation patterns rather than as an series of individual structures. Significant improvement to the project can be made by devoting more attention to the overall fabric of the community, the sequence of adjacencies, and the location of residential units within blocks.

Attention shall be given to the fabric of shades and shadows, to the mass and scale of adjacent units, and to the relationship of open spaces. Recessed porches providing shadow, one story elements such as garage eyebrows, extended garages, and porches shall be provided to give scale and variety to the community and the neighborhood block.

Residential Architectural Standards

The following section provides architectural guidelines for design elements within the Morningside Community:

- General Design Elements:

  a. Homes will generally be larger than in the majority of the master-planned communities in Fontana. Seventy percent of the houses shall be more than 2,000 square in size. Exact sizes for the various home plans will be approved at the time of architectural approval of the specific development project. The minimum house square footage shall be 1,550 square foot.

  b. For each floor plan in residential areas, varying complimentary elevations shall be provided to create visual interest and a varied neighborhood streetscene.

  c. Materials, colors and general style shall be integrated through each development area to achieve continuity in design.

  d. The height and bulk of buildings shall be approximate in scale to the size, shape and topography of the site and shall be harmonious with the setting, verified through grading concept plans and site plan review.

  e. Two foot projections, no more than ten feet in width, shall be permitted into setback areas for fireplaces, chimneys, entertainment alcoves, and other features.

  f. Roof protrusions such as vents or flashing shall be positioned away from the street side of the house or finished to match the roof color in order to minimize visual impact.

  g. Architectural screens, walls and accessory structures shall be compatible in material, color and texture to the main buildings.

  h. Neighborhood design shall incorporate variety through the use of colors, materials, roof types, massing, scale, and the orientation of units and garages on the lot.

- Building Massing and Scale

  Building massing can play an important role in creating interest and diversity in the street scene and in developing a human scale for individual neighborhoods. Whenever possible, the following shall be addressed:

  The general character of the residential area shall reflect a neighborhood scale so that the massing of the buildings does not overwhelm the street scene. This is achieved by addressing the massing of the individual houses, but more importantly, by addressing the assemblage of individual houses into a street scene composition.

  Articulated roofscapes shall be designed through the use of a variety of roof forms including hips, gables, and clipped gables. These varied roof forms shall be considered in the design of the individual buildings as well as within the assemblage of buildings into a street scene composition.

- Articulation of Elements

  In order to provide design interest and variety within individual neighborhood areas, articulation of architectural elements and color shall be incorporated into the design of houses through the special treatment of window, doors, entries, porches, balconies, railings, columns, and chimneys. These elements shall work together to unify the building's architectural design as a complete composition.

- Windows, Doors, and Porches

  Windows, Doors, and Porches can be used as strong design elements and can help to articulate otherwise blank wall planes. Window details help to add diversity and create an opportunity to provide contrasting trim colors.

  a. Recessed or pop-out windows and doors, along with other architectural projections and recesses, may be used to achieve articulation and shadowing effects.

  b. A porch may be utilized in an entry area as the organizing element for the front elevation. The entry area may be further articulated through the appropriate use of roof elements, columns or other architectural features. The one story porch satisfies the "neighborhood scale" mentioned previously.

- Primary (Front Elevations)

  A minimum of two elevations types per floor plan type shall be required

  Building elevations shall be articulated to create interesting roof lines, strong patterns of shade and shadow, and relief in wall planes.

- Rear and Side Elevations

  Rear and side elevations have less impact on the design fabric of a community, except where they are visible to the public as a whole along exposed edges or main street locations. In these locations, the following criteria shall apply:

  a. Where rear and side elevations face public streets, they shall be treated with architectural articulation complementary to that of the front elevation.

- Roofs

  Roof design has a particular influence on a community street scene. Care shall be taken to provide roof articulation with a variety of shapes and materials throughout the Morningside Planned Community:

  a. Variation in eaves and fascia lines, colors, and materials may be utilized to create a sense of individuality and diversity. These shall be compatible with the character of the entire planned community to create a sense of unity and order.

  b. Roof colors shall be varied, yet compatible within the individual neighborhoods.

  c. Roof pitches and forms may vary (4:12 to 6:12) to encourage individual architectural expression. Steeper pitched roofs may be used as accent roofs to complement the street scene.

- Garages

  Garages are an integral component of each individual residence. The garage design and placement must be carefully assessed to successfully incorporate it into the overall design and massing of the house.

  a. Garage doors shall be simple in design so as not to distract from the architectural elevation of the house. Garage doors may be recessed to create depth and shadow patters. Roll-up doors shall be used on all houses.

b. Portions of the living area of a house, such as a porch, a room or bay window may encroach in front of the garage setback in order to lessen the impact of the garage door.

c. Where garages occur adjacent to one another along interior lot lines, a variation in setbacks shall be provided, where possible, to break up the massing of garages along the streetscape.

d. Garage doors may be "painted out" to match the body color of the house. This will draw attention away from the garage door.

- Second Stories

a. Two story houses shall incorporate architectural elements above the garage such as special window treatments and projected elements, where necessary, to provide appropriate architectural character and variety to the second story.

b. Second story windows and balconies shall be placed carefully in order to protect the privacy of adjacent properties.

- Miscellaneous Design Elements

A number of minor design elements subtly influence the way a community's design is perceived. Care shall be taken to ensure the various design elements enhance the house, without dominating the elevation or streetscape.

a. Chimneys: Chimney caps shall be trimmed and painted to complement the major architectural elements of the house.

b. Flashing and bare metallic surfaces: All flashing and bare metallic surfaces (flashings, vents, pipes, gutter, etc.) shall be painted to match the adjacent building material. or covered from view in a manner harmonious with the general exterior architectural treatment of the building.

c. Balconies, Trellies, Patio Covers, Sun Shades, Structures, and Gazebos: All appurtenant structures shall be integrated with the main structure and designed to be consistent with the residential architectural character.

d. Vents: All vent stacks and pipes shall be colored to match the adjacent roof or wall material. Vent stacks shall be grouped to the side or rear of the roofs and shall avoid extending above the roof ridgeline.

e. Colors: Color schemes shall be appropriate to the architectural concept. Accent colors may be used, as appropriate. Color blocking is an acceptable alternative to shape and mass articulation. Final color schemes shall be approved during the design review process.

Commercial Architecture

The following commercial architecture design standards shall apply:

- Commercial building facades facing public views shall be architecturally articulated through the use of varying heights, massing, placement, forms, textures, and/or color.

- The use of canopies, arcades and awnings are encouraged to give protection and comfort to the pedestrian.

- Driveway materials at entries that retain their original beauty and strength such as concrete, brick, tile, or conglomerate are encouraged.

- Maximum architectural treatment shall occur to all building faces exposed to community or neighborhood view. Although the facades shall be of a type and character suitable to commercial enterprises, the design, material, and texture will compliment adjoining uses and the streetscape theme.

- Particular consideration to color and materials shall be given to the design and treatment of roofs because of their potential visual impact. Roof flashing, rain gutters, down spouts, vents, and other roof protrusions are to be screened from view or finished to match adjacent materials and/or colors of the parent structure.

- Colors, materials, textures and finishes for exterior building surfaces shall be chosen according to a goal of achieving maximum compatibility with the adjoining natural or community environment. Colors may be slightly different to attract the attention of the passerby; however, bright or stark color contrast visible to the community street scene shall be avoided, other than accent color.

5.0 Implementation

5.0 IMPLEMENTATION

The following documents shall be prepared for approval by the City at Fontana to ensure that development of the Community Plan area proceeds in an orderly manner.

5.1. Environmental Review

An initial study and environmental assessment is included as part of this Community Plan document (Section 6.0). Based upon a review of both documents, it is anticipated that the City of Fontana will issue a negative declaration for the proposed project in accordance with the California Environmental Quality Act (CEQA) Guidelines and Regulations and local guidelines to implement CEQA.

5.2 Community Plan Approval

This Community Plan will be reviewed and approved by the City of Fontana Planning Commission. It is intended to provide land use, design, and other controls for the proposed project in conformance with the City's General Plan, Development Code, and California Government Code Section 65450 (minor interpretations to the Development Code shall be allowed - see Section 4.1).

5.3 Tentative Tract Map 15709

Tentative Tract Map 15709 will be reviewed and approved pursuant to applicable provisions of the Subdivision Map Act (Government Code Section 66410 through 66499) and City of Fontana applicable rules and procedures.

5.4 Amendments and Changes

A. Major Changes

The developer/or property owner(s) may initiate an amendment if substantial changes are required in the project during the development process. Any amendment to the Morningside Community Plan shall be in accordance with City requirements and will be reviewed for approval by the Planning Commission. Revisions to the tentative tract map shall be in accordance with the Subdivision Map Act (Government Code Section 66410 through 66499) and applicable City of Fontana procedures.

B. Minor Changes

Minor revisions and or modifications to approved components of this Community Plan may be approved by the Community Development Director. Minor revisions and/or modifications shall include, but are not necessarily limited to, the following:

1) Minor boundary shifts (lot line adjustments).

2) Minor changes in design concepts included within the Community Plan; including but not necessarily limited to access points, streetscape designs, entry designs, design guidelines, etc. The design guidelines within the Community Plan are intended to be conceptual in nature only and are intended to be flexible in implementation.

5.5 Appeals

Appeal(s) from any determination of the Community Development Director shall be made to the Planning Commission and appeal(s) from any determination, decision, or condition of approval by the Planning Commission shall be made to the City Council in accordance to the appeal procedures established by the City of Fontana Municipal Code.

5.6 Maintenance

Maintenance responsibilities within The Morningside Planned Community area will be divided between the City of Fontana, special districts, service community facilities districts, and individual property owner(s). Covenants, conditions, and restrictions (CC&R's) will be prepared prior to the recordation of the first subdivisions within the project to guarantee maintenance of facilities within the site.

1) Streets

All streets within the Morningside Community Plan will be maintained by the City of Fontana.

2) Parkways and Entries

Maintenance of parkway landscaping, median landscaping, plantings along public streets (except on local roads), project entry monumentation, landscaping along major and secondary intersections, and the pedestrian/bike access between the commercial center and P.A. 1 will be by a service community facilities district.

3) Drainage Facilities

The maintenance and liability for drainage improvements which are defined as "interim" will generally remain the responsibility of the project sponsor, unless specifically accepted by the City of Fontana for maintenance by another agency. The City shall retain, at its sole discretion, the option to accept or not accept for maintenance any improvement initially constructed as interim facilities, but which are to be incorporated into the future permanent drainage system prior to the time such facility is upgraded to permanent status.

Permanent drainage improvements within the Morningside Planned Community area will be constructed to the standards of the City of Fontana or San Bernardino County Flood Control District, and will be dedicated to either the City or District for maintenance, as appropriate.

Where it is necessary to construct drainage improvements outside of public rights-of-way, drainage easements will be dedicated to the City of Fontana or Flood Control District, as appropriate. Upon dedication, the City or District will assume responsibility for maintenance of the underground facilities only; maintenance responsibility for surface improvements within drainage easements will not be transferred.

Drainage facilities on private property in the absence of an easement will be considered to be private drains. Maintenance of such private drains will be the sole responsibility of the landowner or the association charged with the general maintenance of the landscaping and other common improvements of the area in question.

4) Water and Sewer

The City of Fontana will assume responsibility for the maintenance and monitoring of sewer facilities and the Fontana Water Company will assume responsibility for maintenance and monitoring of water facilities constructed within public rights-of-way within Morningside.

Where it is necessary to construct water or sewer improvements outside of public rights-of-way, easements will be dedicated to the City of Fontana or Fontana Water Company, as appropriate. Upon dedication, the City will assume responsibility for maintenance of the underground facilities only; maintenance responsibility for surface improvements within drainage easements, other than those facilities for which the easement was specifically granted, will not be transferred.

Water and sewer facilities located on private property in the absence of an easement will be considered to be private facilities. Maintenance of such private facilities will be the responsibility of the landowner or tenants charged with the general maintenance of the landscaping and other common improvements.

5) Signage

All owner(s)/tenants(s) shall be responsible for the proper maintenance of all their signs.

On notice by the City of Fontana, an owner/tenant will be required to restore or repair any sign which is not properly maintained.

6) Other Facilities

The Southern California Gas Company will maintain natural gas lines within the project site. Southern California Edison will maintain onsite electrical facilities. Pacific Bell will maintain telephone facilities.

6.0 Initial Study on Environmental Assessment

6.0 INITIAL STUDY AND ENVIRONMENTAL ASSESSMENT

6.1 Introduction

Approval of the proposed Morningside Community Plan and attendant entitlements which collectively constitute the "proposed project" will be at the discretion of the Fontana Planning Commission. However, before any decision to approve the proposed Community Plan can be made, it must first undergo environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, associated State CEQA Guidelines, and City of Fontana Local CEQA Implementation Guidelines and Procedures, all as amended. The environmental review process is the responsibility of the agency with greatest discretionary approval authority over a project. Under CEQA, such an agency is designated and referred to as the "Lead Agency." The Lead Agency for the proposed Morningside Community Plan project is the City of Fontana.

The following comprises the City's environmental review documentation and presents a formal record of the findings and determinations made based thereon. All documentation found herein has been developed to: 1) ensure the City of Fontana's full compliance with the legal and procedural environmental review provisions of CEQA; and, 2) demonstrate that the resultant required findings and/or determinations made were based entirely on substantial evidence generated during the environmental review process.

The key initial phase of the environmental review process is to conduct an Initial Study. Section 6.0 of this document constitutes the City's Initial Study and presents the findings/determinations based thereon for the proposed project. It is noted that outside consultant support was employed in its preparation. However, all analyses conducted, conclusions reached, and findings/determinations made, fully represent and reflect the City's independent judgment.

This Initial Study evaluates the potential for significant environmental impacts to occur from the approval and implementation of the proposed Morningside Community Plan. The evaluation considers potential direct, indirect, project-specific and cumulative effects associated with the planning, construction, and operation of up to 440 dwelling units and 100,000 square feet of commercial uses on 120 acres of land at the northeast corner of Baseline Avenue and Cherry Avenue in the City of Fontana.

Section 15063 of the State CEQA Guidelines, as amended, articulates a variety of purposes for an Initial Study. With regard to the proposed project, the main purpose of this Initial Study is to determine whether an EIR is required or whether the proposed project qualifies for a Negative Declaration because all potentially significant impacts can be mitigated to a level of insignificance.

6.2 Project Description

A. Location and Environmental Setting

Project Location

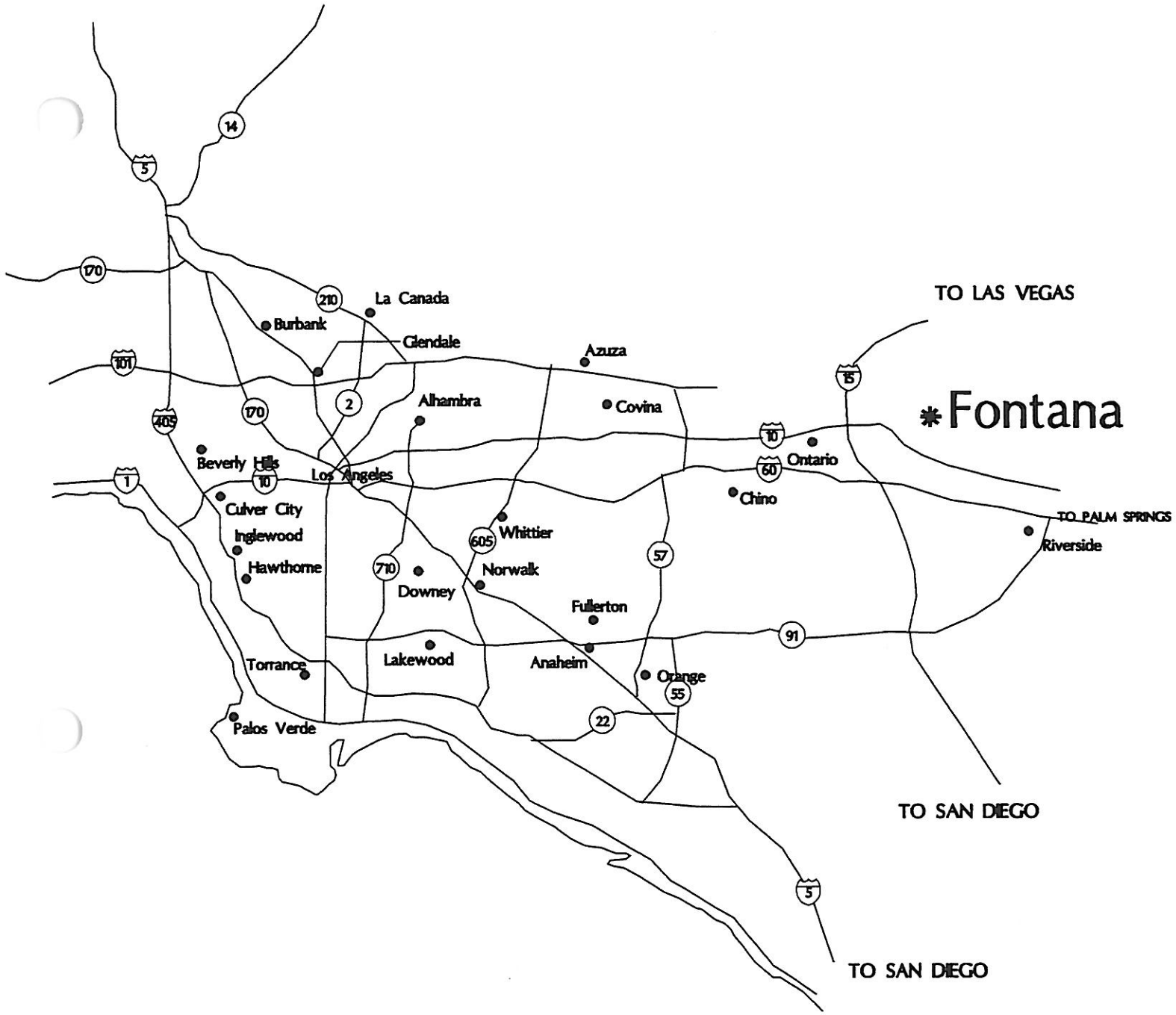
The site of the proposed Morningside Community Plan is located in northwestern Fontana. The City of Fontana is located within the hub of the Inland Empire, situated in the southwestern portion of San Bernardino County, between the foothills of the San Gabriel Mountains on the north and Jurupa Hills on the south. The City is located 9 miles west of the City of San Bernardino, immediately east of the Devore Freeway (I-15) and north and south of the San Bernardino Freeway (I-10). The City of Fontana is bounded by the cities of Rancho Cucamonga, Rialto, Ontario, and unincorporated land in San Bernardino and Riverside counties. Figure A depicts the City of Fontana in a regional context.

More specifically, the project site is bounded by Cherry Avenue to the west and Baseline Avenue on the south. Roadway improvements needed to serve the site include the construction of Walnut Avenue to the north and San Sevaine Avenue to the east. Walnut Avenue currently ends at Citrus Avenue, east of the site. Citywide plans show that it will be extended west from Citrus Avenue past Cherry Avenue, and will serve as the northern boundary of the site. San Sevaine Avenue ends at Highland Avenue, north of the site. Plans show that it will be extended south toward Live Oak Avenue and will become the eastern boundary. The construction of San Sevaine Avenue will be made concurrent with future adjacent development on the southeastern section of the site. Please see Figure B for a vicinity map of the project site.

Environmental Setting

The site currently consists of an abandoned vineyard on the west, vacant land on the east, and a ranch house (with a barn and accessory structure) near the southeast corner. A City-maintained shallow earthen drainage ditch is found along the southern boundary of the site. The surrounding area is predominantly vacant in nature, with an abandoned vineyard on the northwest and a single- family neighborhood (Rancho Fontana) and a Big 5 warehouse on the southeast. Existing land uses on-site and near the site are shown in Figure C.

The total land area of the City of Fontana is approximately 22,874 acres, or 35.7 square miles. The City was once part of a major agricultural area where citrus groves, wine grapes, and other field crops were grown. Rapid urbanization and residential development



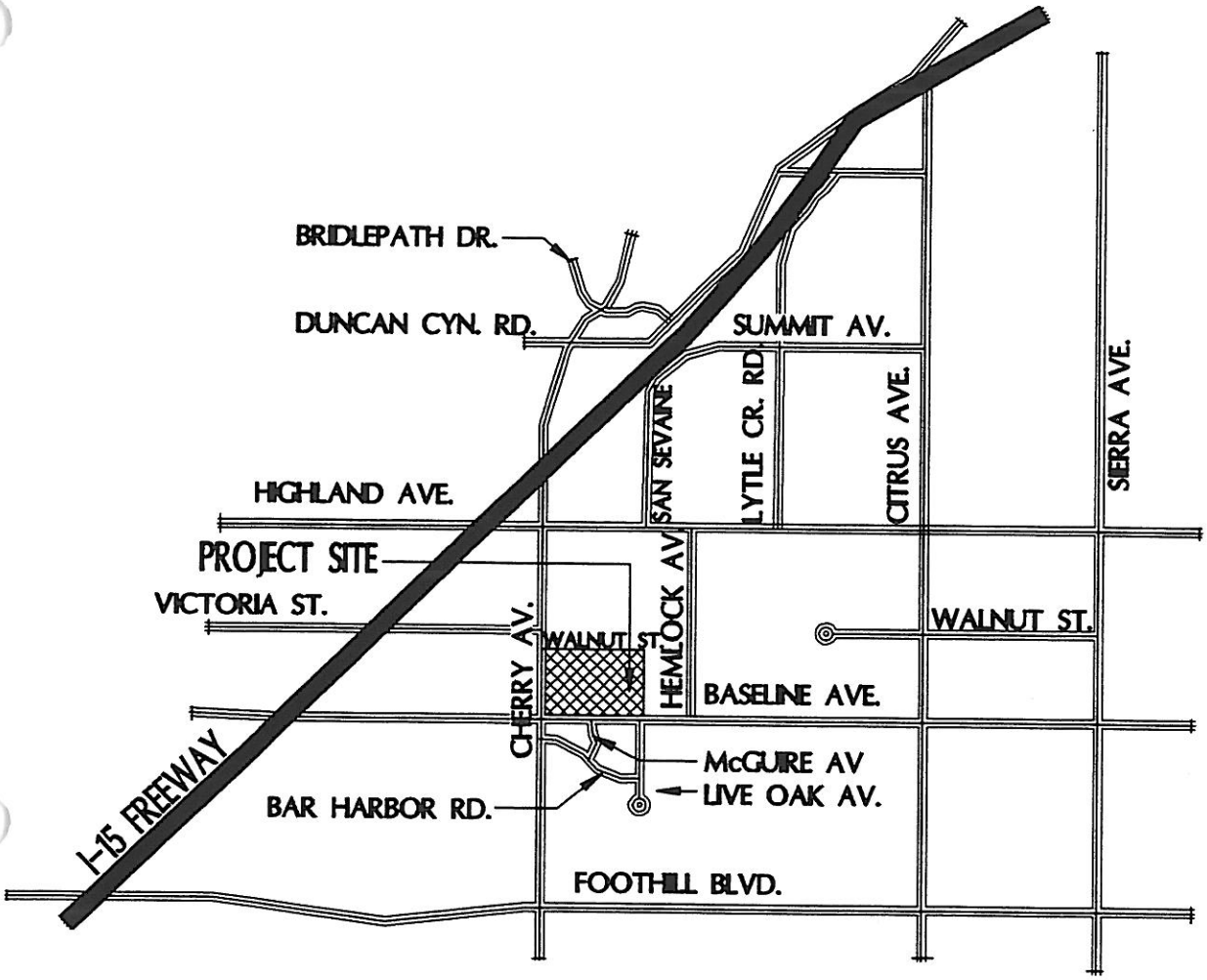
NOT TO SCALE

Morningside

Lewis Homes

Page 6-3

REGIONAL MAP
FIGURE A



LEGEND

EXISTING ROADWAY

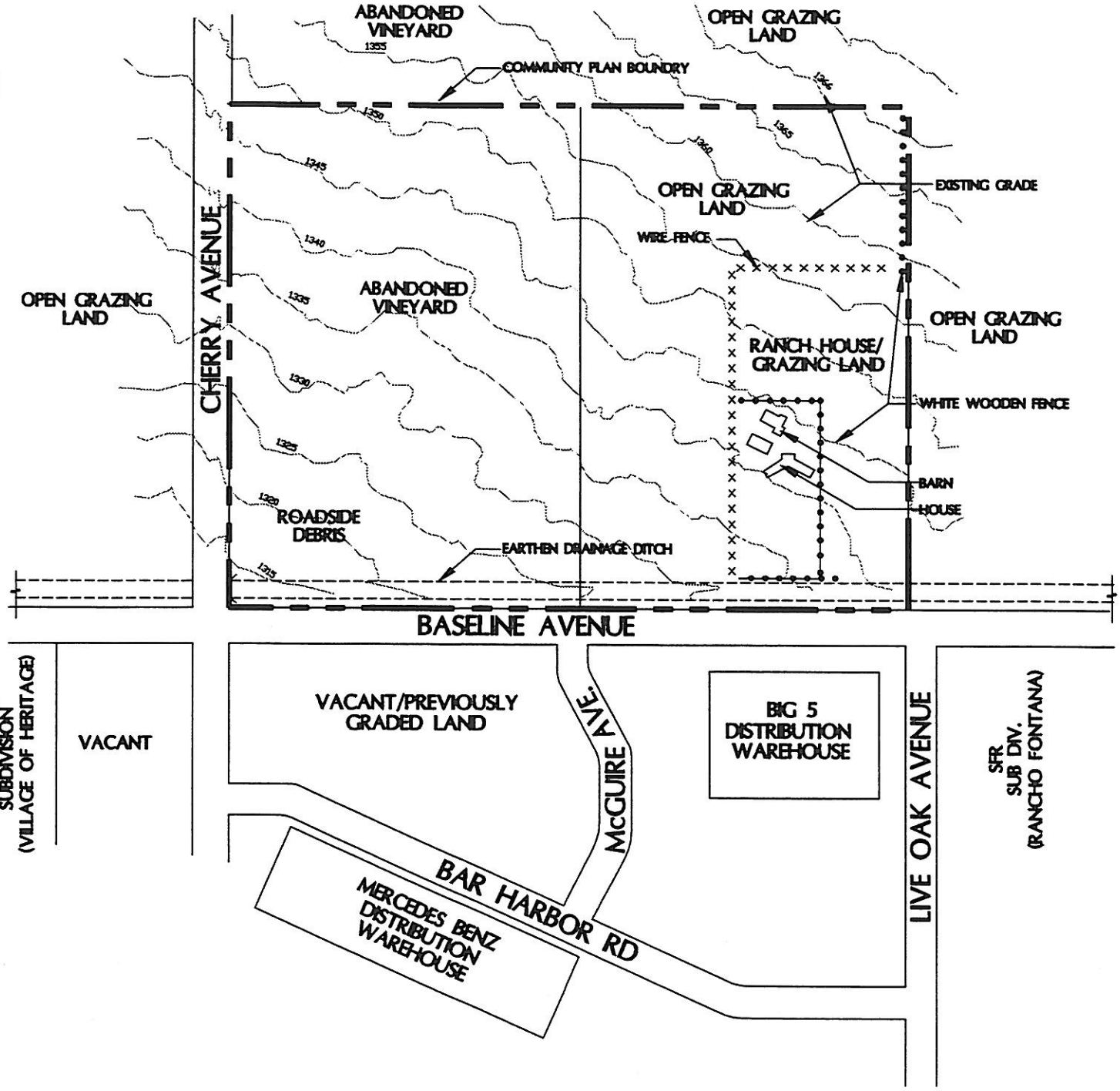
NOT TO SCALE

Morningside

Lewis Homes

LOCAL AREA MAP

FIGURE B



Morningside

Lewis Homes

EXISTING LAND USES
FIGURE C

in the Inland Empire has led to a mix of old and new developments in Fontana. Today, the City's older developments may be found in the east-central section, with industrial uses on the southwest, and vacant land and new residential subdivisions on the north and south. More than one-third of the City's land area remains undeveloped, with the majority of vacant land in North Fontana.

The North Fontana area comprises approximately 11,000 acres generally located north of Baseline Avenue. This area remained largely vacant until the 1980s, when demand for residential units and the availability of inexpensive land in the City led to significant growth pressures. As indicated above, the project site itself is vacant, except for the ranch house and out-buildings on the southeastern corner. However, it is adjacent and/or proximal to several approved and proposed planned communities in the North Fontana area including, but not limited to: the Westgate Specific Plan, California Landings, Rancho Fontana, the Village of Heritage (West End) Planned Community, Summit Heights and Sierra Lakes. Figure D depicts the location of the site of the proposed Morningside Community Plan in relation to the aforementioned approved and proposed developments.

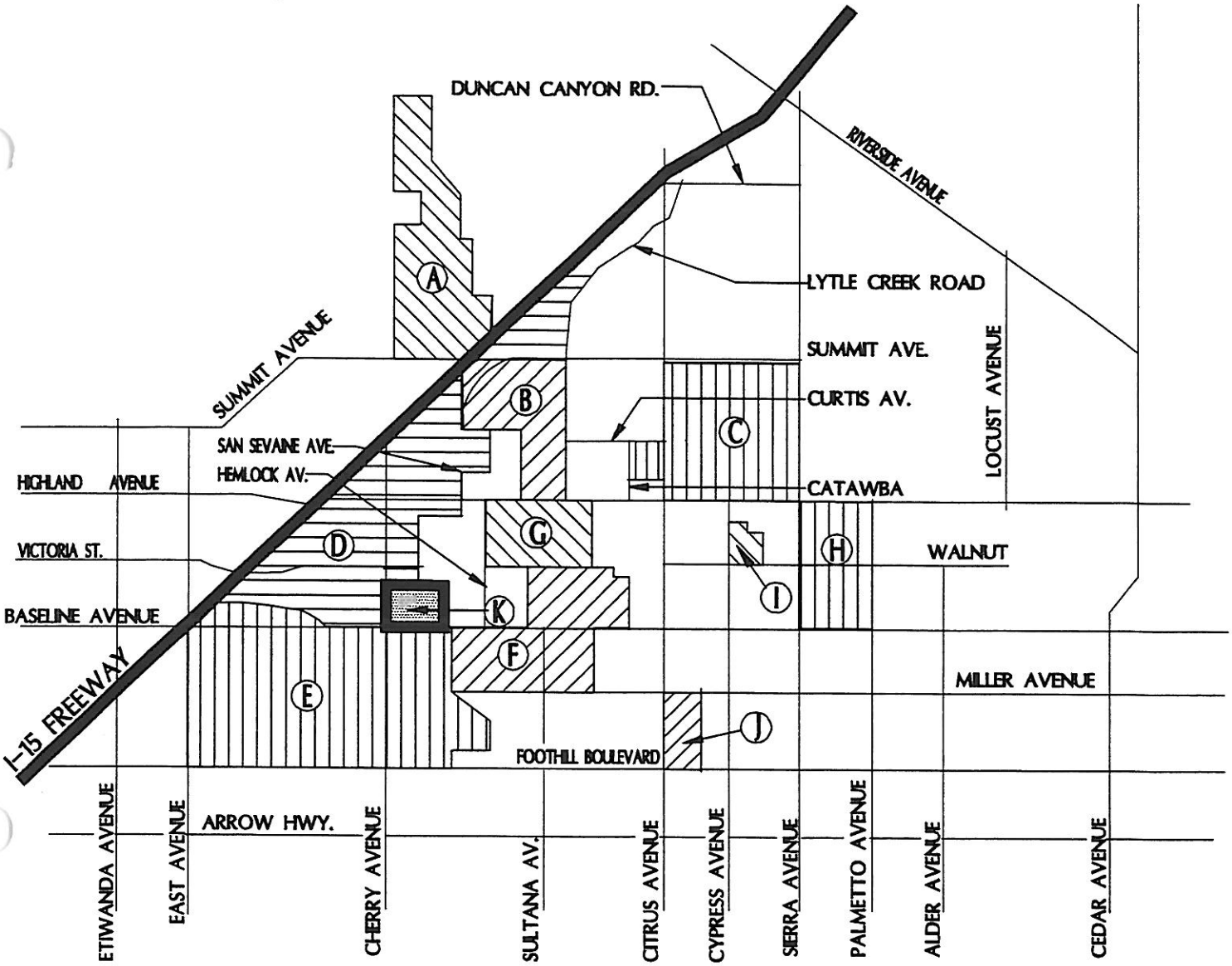
B. Project Characteristics

Project Background

The Morningside Community Plan, as currently proposed, constitutes the latest refinement of master planning efforts for the subject property since the initial applications for approval of the then "The Promenade Planned Community/Specific Plan" were filed in 1990. Since that time, and particularly important to the development of the current proposal, was when the Fontana Development Advisory Board reviewed several Land Use Alternatives for a portion of the site comprising the current Morningside Community Plan on September 1, 1994. Subsequently, Lewis Homes of California ("Lewis Homes") has developed a composite land use plan for a larger site which now also includes contiguous properties located on the southeast along Baseline Avenue. The land use plan now covers an area of 120 acres. The site consists of 8 parcels. Lewis Homes of California owns 5 parcels comprising approximately 96.5 acres. The McNay parcel (located on the corner of Baseline and Cherry Avenues) comprises 35 acres. The Meade and Hsu parcels (located on the southeast corner of the site) comprise the remaining ownerships constituting the 120-acre site.

Project Development Parameters

The Morningside Community Plan will comprise the ultimate development of 440 dwelling units (360 units of which are part of the current Lewis Homes project, and 80 units which are part of future development), and a 100,000-square-foot commercial shopping center. The McNay parcel will be developed with commercial uses in conjunction with the designated Lewis Homes property, and in accordance with the Community Plan. The Meade and Hsu parcels will be developed with approximately 80 single-family detached homes. The proposed land use plan is shown in Figure E. Also shown on the land use plan are various



LEGEND:

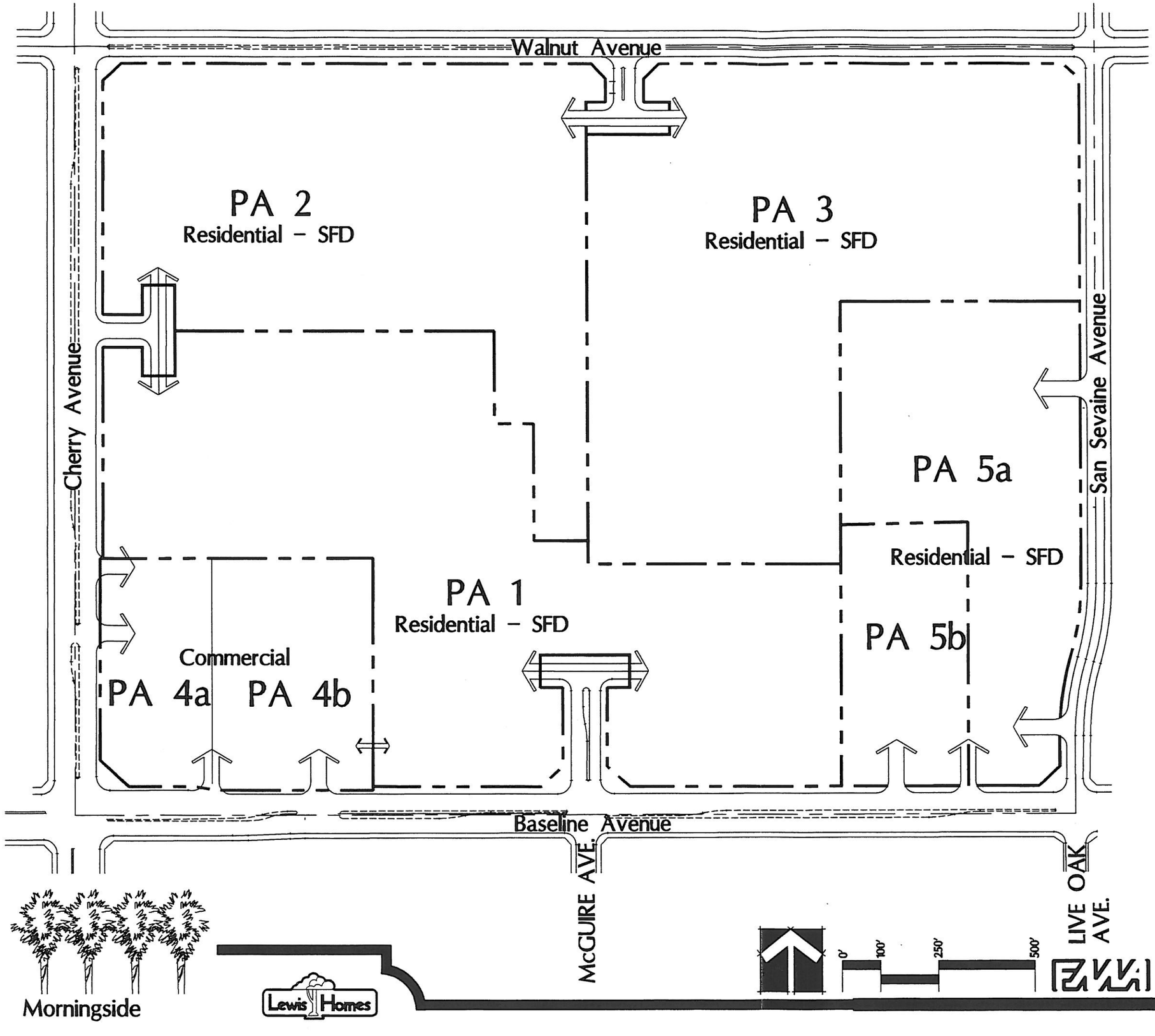
- A HUNTER'S RIDGE (A)
- B SUMMIT HEIGHTS (P)
- C SIERRA LAKES (A)
- D WESTGATE (A)
- E HERITAGE (WEST END) (A)
- F RANCHO FONTANA (A)
- G CALIFORNIA LANDINGS (A)
- H WALNUT VILLAGE (A)
- I CLURMAN (P)
- J NORTHGATE (A)
- K MORNINGSIDE (P)

(A) APPROVED
(P) PROPOSED

Morningside

Lewis Homes

NORTH FONTANA PLANNED COMMUNITIES
FIGURE D



STATISTICAL SUMMARY

Ownership Summary

	Acres	DU's
Lewis Homes and McNay Parcel Gross Site Area	100.0	360
Other Ownership Gross Site Area	20.0	80
Total Community Plan Gross Site Area	120.0	440

Land Use Summary

Lewis Homes and McNay Parcels:		
Residential – SFD, 7,200 sq. ft. min., net area Planning Areas PA 1,2,3	62.2	360
Commercial: McNay: 3.5 Acres (PA4a); Lewis: 6.4 AC (PA4b)	9.9	
Perimeter R.O.W.	9.9	
Interal R.O.W. (Neighborhood Circulation)	18.0	
Sub–Total	100.0	360
Other Ownership:		
Residential – SFD, 7,200 sq. ft. min., net area Planning Areas 5a and 5b	13.7	80
Perimeter R.O.W.	2.7	
Interal R.O.W. (Neighborhood Circulation)	3.6	
Sub–Total	20.0	80
Total Community Plan	120.0	440
Total Residential – SFD acres	75.9	
Residential Density – 5.79 DU/Net Ac.		

Notes:

- Gross Site Area includes area up to center line of Perimeter R.O.W.
- Perimeter R.O.W. acreage = 1/2 of R.O.W. of adjacent perimeter street.
- R.O.W. = Right of Way (road, parkway, and where applicable, center median)
- Neighborhood circulation includes all community entry streets and local streets.
- Median lengths and noses are conceptual only and final geometrics will comply with City of Fontana standard requirements.

⊂⊂⊂⊂⊂⊂⊃ Future medians to be built by others.

LAND USE PLAN
FIGURE E

Planning Areas within the overall Community Plan. Table 6-1 presents a statistical summary of the development proposed within the Morningside Community Plan. The net residential density of the project will be 5.8 dwelling units per acre. The commercial development will have a floor area ratio (F.A.R.) of 0.5:1. The maximum height for commercial structures will be 35 feet.

TABLE 6-1
CHARACTERISTICS OF THE MORNINGSIDE COMMUNITY PLAN *

Land Use/Property Owner/Planning Area (PA)	Acreage	Units	Description
Residential Uses			
- Lewis Homes/McNay Parcels (PAs 1,2,3)	62.2	360	Single-family detached units on 7,200 sf lots
- Other (PAs 5a, 5b)	13.7	80	
Total	**75.9**	**440**	
Commercial Uses			
Lewis Homes/McNay Parcels (PAs 4a, 4b)	**9.9**	**100,000 s.f.**	-
Internal/External Roadway R.O.W.	**34.2**	-	Public rights-of-way for internal streets, perimeter streets and bikeways
Gross Land Area	**120.0**	-	-

* It is noted that the proposed project will have an estimated parkland requirement comprising approximately 7.66 acres, of which the Lewis Homes requirement would be 6.27 acres and the requirement for all others, 1.39 acres. Lewis Homes proposes no on-site park improvements, but is constructing 0.42 acres of perimeter off-street bike path. Lewis Homes proposes to meet its remaining 5.85 acre parkland requirement obligations via either the payment of in-lieu fees or by improving a nearby park.

Source: Lewis Homes of California, 1997.

With regard to circulation, the Lewis Homes residential component of the proposed project will be accessed by three entry roadways; 1) a primary 92-foot community entry road from Baseline Avenue opposite its McGuire intersection; 2) a secondary 94-foot community entry road from Walnut Avenue located at approximately mid-site; and, 3) a secondary 72-foot community entry road off of Cherry Avenue located approximately 700' south of the Cherry Avenue/Walnut Avenue intersection. Future on-site residential development within Planning Areas 5a and 5b will be accessed from San Sevaine Avenue and Baseline Avenue as may be planned and constructed by the owners of said Planning Areas in full accord with City approvals and conditions in place at that time. Figure F graphically displays the Circulation Plan for the proposed project.

Project site development will also include the installation of a variety of hard- and soft-scape landscape improvements along the site perimeter and at roadway entry points to the site. An overview of the landscape improvements planned as part of the proposed project is shown on Figure G. All infrastructure improvements required for site development shall be completed in accordance with Tentative Tract Map conditions of approval. The proposed Morningside Community Plan's Water, Sewer, and Storm Drain Systems are depicted in Figures H, I, and J, respectively. All other infrastructure components of the community plan including solid waste disposal and energy systems will be developed with full cooperation with the appropriate service/utility provider.

Development Phasing

The project will be phased and is expected to be developed within a 3- to 5-year timeframe. Residential development is proposed to be initiated by Lewis Homes on the south-central portion of the site. Development will then proceed to the northwest corner, the northeast corner, and then to the south. Commercial development is anticipated during the end of the phasing cycle. In that the Meade and Hsu parcels will be developed at their respective owners' discretion, it is assumed that they will develop last. Streets and other improvements necessary to facilitate the development of these two parcels shall be completed in accord with the project conditions of approval in effect at that time. It is anticipated that the requisite San Sevaine Avenue and Baseline Avenue improvements will be completed at that time. The proposed project's implementation phases are summarized on Table 6-2 below and illustrated in Figure K.

Walnut Avenue

Cherry Avenue

San Sevaine Avenue

PA 2
Residential – SFD

PA 3
Residential – SFD

PA 1
Residential – SFD

PA 5a
Residential – SFD

PA 5b

Commercial
PA 4a PA 4b

PEDESTRIAN/BIKE ACCESS

Baseline Avenue

McGUIRE

LIVE OAK AVE.

0' 100' 250' 500'

Morningside

Lewis Homes

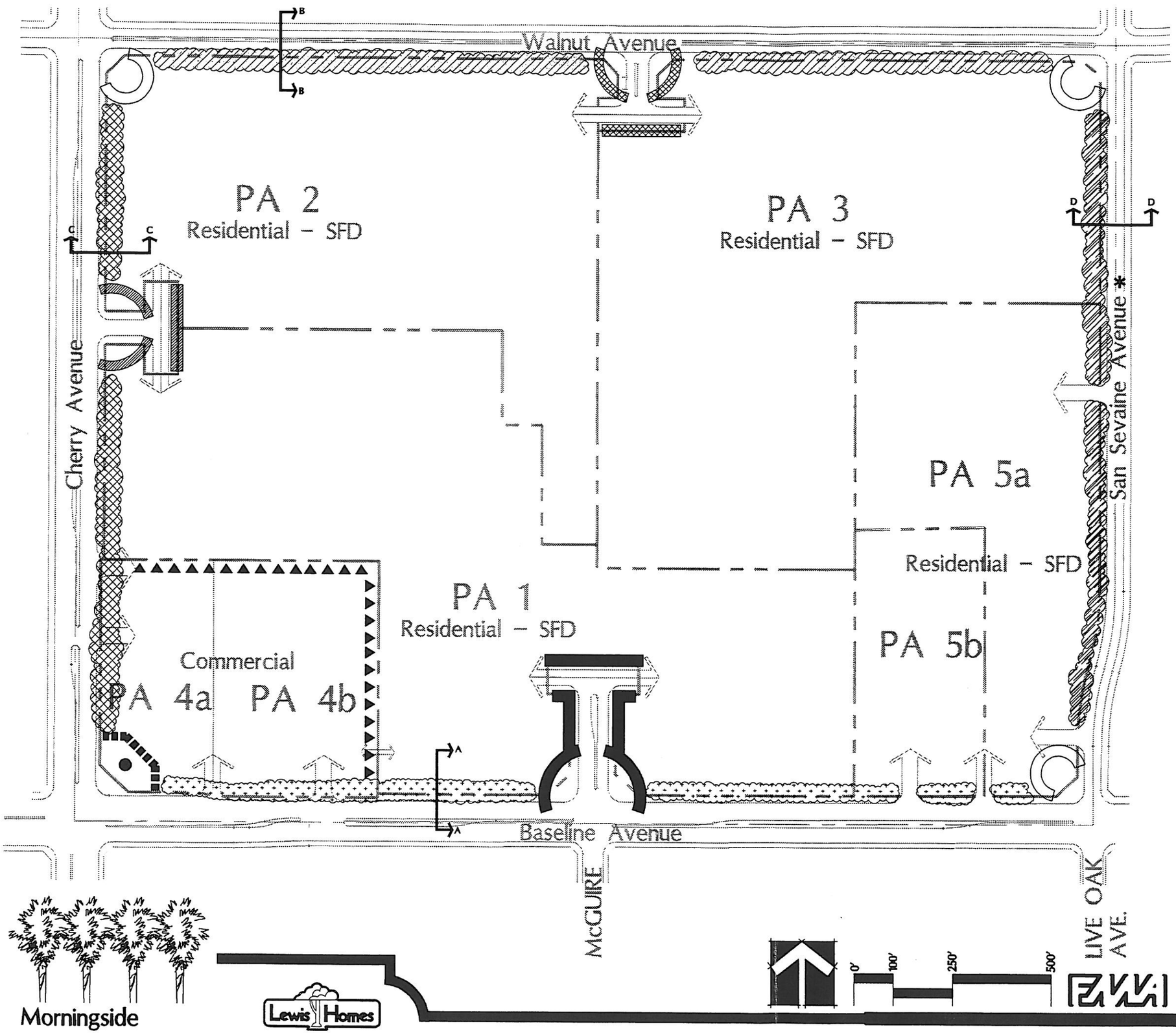
Legend:

- Major Highway
- Collector Street
- 94' Entry Road (Community Through Street)
- 72' Neighborhood Entry Road
- 59'/64' Community Local Road (Community Through Street)
- 54' Long Local Street
- 50' Short Local Street
- Off-street Bike Way
- On-street Bike Path

Notes:

- Local Street locations are conceptual only. Exact locations will be determined via the tentative tract map(s). See Figures 11 and 12, Street Sections.
- San Sevaine Ave. and Baseline Ave. improvements adjacent to Planning Area 5a and 5b shall be constructed by the owners of 5a and 5b and constructed during phase 5.
- Baseline Avenue Improvements shall be constructed by Lewis Homes from Cherry Avenue to east boundry of PA 1 in accordance with the tentative map Conditions of Approval. Ultimate west bound lanes shall not be opened to traffic until additional widening (by others) occurs east and west of the project limits.
- Locations are Conceptual only for egress and ingress into P.A.s 4a, 4b, 5a and 5b.

CIRCULATION PLAN
FIGURE F



Legend:

- Baseline Road Streetscape Section A–A – Refer to Fig. 14
- Walnut Avenue Streetscape Section B–B – Refer to Fig. 16
- Cherry Avenue Streetscape Section C–C – Refer to Fig. 15
- San Sevaine Streetscape Section D–D – Refer to Fig. 17
- Buffer Landscaping
- Primary Community Entry. Refer to Figures 21a and 21b
- Secondary Entry Community. Refer to Figures 22a and 22b
- Neighborhood Entry. Refer to Figures and 23a and 23b
- Major Intersection Treatment. Refer to Figure 20
- Minor Intersection Treatment. Refer to Figure 24

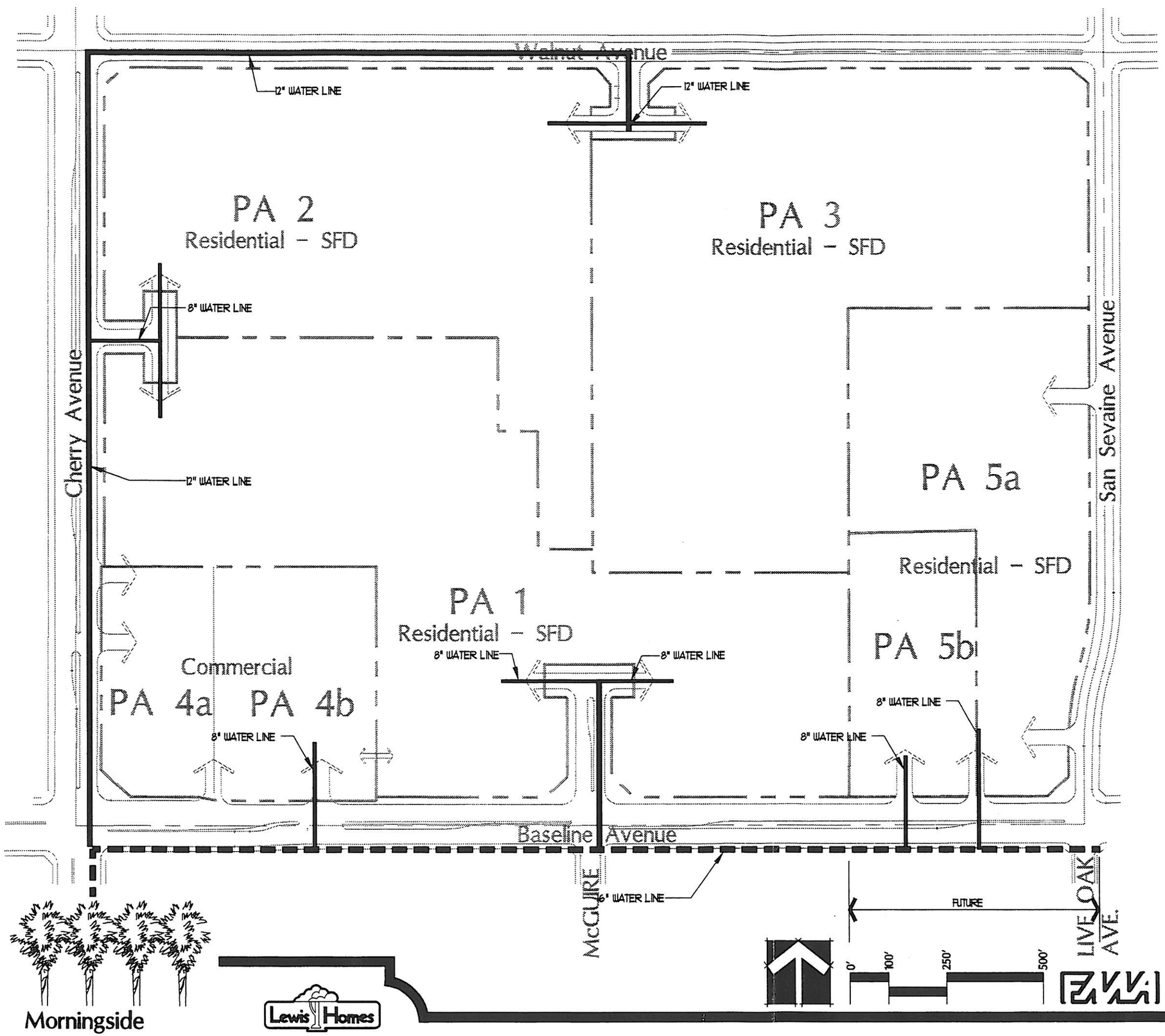
Notes:

* Improvements adjacent to Planning Area 5a and 5b shall be constructed by the owners of 5a and 5b.

Morningside

Lewis Homes

LANDSCAPE MASTER PLAN
FIGURE G



Legend:

- Proposed 12" Water
- Proposed 8" Water *
- Existing 16" Water

Notes:

- Streets and other infrastructure shall be completed in accordance with the tentative tract map conditions of approval.

* Future water line at PA 5a & 5b to be built by others.

Morningside

Lewis Homes

PROPOSED WATER SYSTEM
FIGURE H

Walnut Avenue

EXISTING 18" SEWER

PA 2
Residential – SFD

PA 3
Residential – SFD

8" SEWER

Cherry Avenue

San Sevaine Avenue

PA 5a
Residential – SFD

PA 1
Residential – SFD

PA 5b

Commercial
PA 4a PA 4b

8" SEWER

8" SEWER

12" SEWER

8" SEWER

Baseline Avenue

McGUIRE

LIVE OAK AVE.

FUTURE

0' 100' 250' 500'

Morningside

Lewis Homes

Legend:

- Proposed 12" Sewer *
- Proposed 8" Sewer *
- Existing 18" Sewer

Notes:

- Streets and other infrastructure shall be completed in accordance with the tentative tract map conditions of approval.

* Future sewer line at PA 5a & PA 5b to be built by others.

PROPOSED SEWER SYSTEM
FIGURE 1

Walnut Avenue

PA 2
Residential – SFD

PA 3
Residential – SFD

Cherry Avenue

San Sevaine Avenue

PA 5a
Residential – SFD

PA 1
Residential – SFD

PA 5b

Commercial
PA 4a PA 4b

51" R.C.P.

ON-SITE STORM DRAIN

EARTHEN DRAINAGE CHANNEL

Baseline Avenue

DOUBLE 10' X 8' BOX

McGUIRE

FUTURE

LIVE OAK AVE.

0' 100' 250' 500'

Morningside

Lewis Homes

Legend:

Proposed Facility *

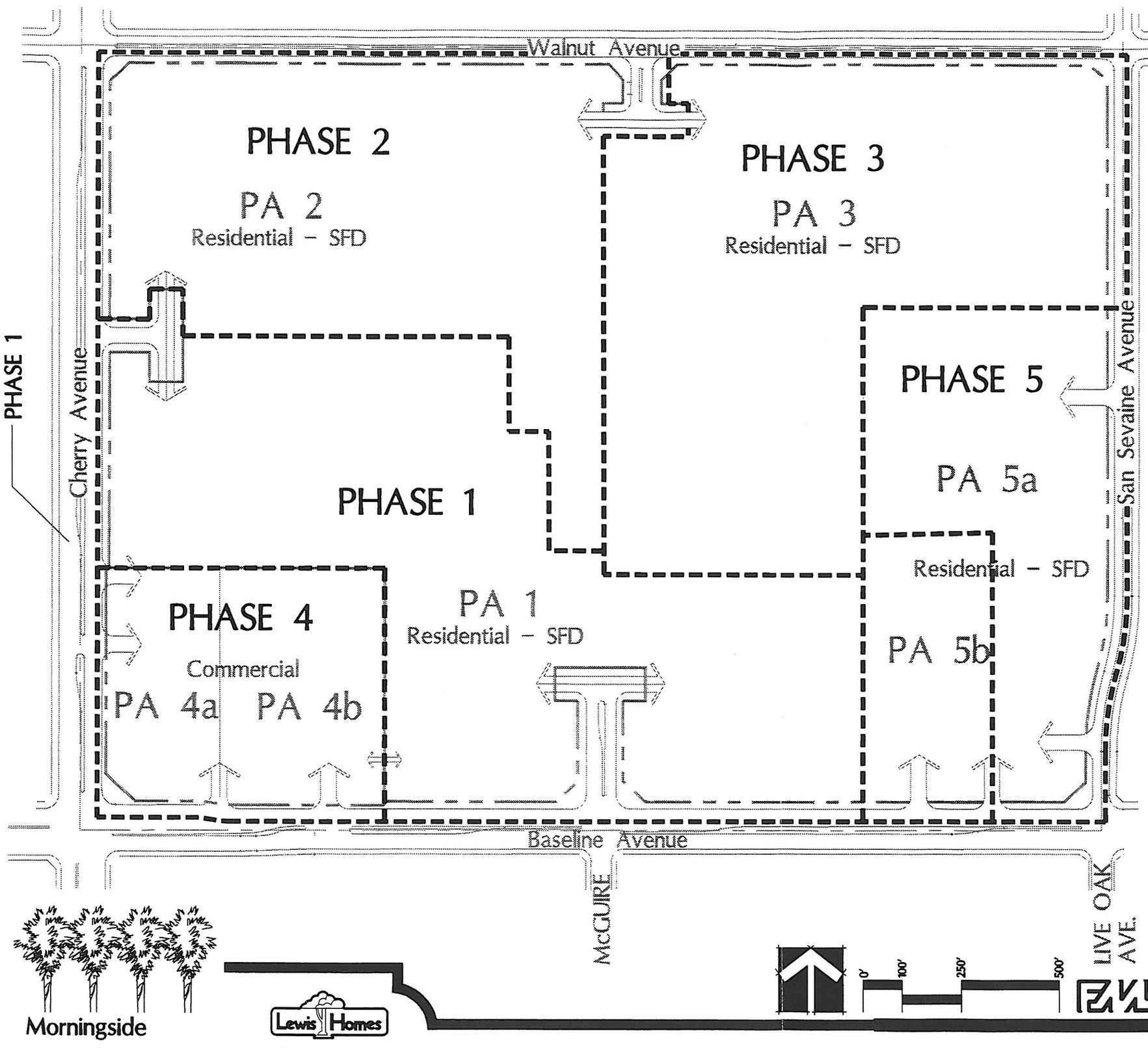
Notes:

- Streets and other infrastructure shall be completed in accordance with the tentative tract map conditions of approval.

* Future storm drain at PA 5a & PA 5b to be built by others.

PROPOSED STORM DRAIN SYSTEM

FIGURE J



Notes:

- This phasing plan shows phase timing for residential and commercial, and roadway development.
- Commercial development to occur during Phase Four (Subject to market conditions)
- Streets and other infrastructure shall be completed in accordance with the tentative tract map Conditions of Approval.
- San Sevaine Avenue and Baseline Avenue improvements adjacent to Planning Area 5a and 5b shall be constructed by the owners of 5a and 5b and constructed during phase 5.

PHASING PLAN
FIGURE K

TABLE 6-2
PHASING OF DEVELOPMENT

Phase (Planning Area)	Land Use	Acres	Size (Units/Sq. Feet)
Phase 1 P.A. 1	Residential	--	140 units
Phase 2 P.A. 2	Residential	--	108 units
Phase 3 P.A. 3	Residential	--	112 units
Phase 4 P.A. 4a & 4b	Commercial	9.9 acres	100,000 square feet
Phase 5 P.A. 5a & 5b	Residential	--	80 units

Source: Lewis Homes of California, 1997.

Property Maintenance

Perimeter roadway improvements to be implemented as part of the proposed project will be maintained by the City of Fontana. This includes perimeter roadway improvements along Baseline Avenue, Cherry Avenue, Walnut Avenue, and San Sevaine Avenue, including the parkways, medians, and plantings along these streets. Internal roadways within the planned community will be dedicated to, and maintained by, the City of Fontana. Individual property owners will maintain landscape areas fronting their lots on local streets.

The proposed project will be annexed into a Community Facilities District which will maintain a variety of other on-site development-related improvements including, but not limited to, the following: community entries; walls, internal landscaping, irrigation, lighting, signage, monumentation, perimeter landscaping, and a combination pedestrian/bicycle/ emergency access to be located at the southwest corner of the residential development area.

On-site infrastructure facilities will be the responsibility of the developer until they are dedicated to the City of Fontana, the Fontana Water Company, or other agency. These

include roadways, storm drain facilities, sewer facilities, and water lines. Power lines will be the responsibility of Southern California Electric (SCE); natural gas lines will be the responsibility of Southern California Gas (SCG); telephone lines will be the responsibility of Pacific Bell; and cable television lines will be the responsibility of Comcast Cable Company.

C. Project Objectives

The applicant seeks to accomplish the following objectives with the proposed project:

- Develop a community with all single-family detached homes on lots of 7,200 square feet and larger in order to help achieve the City's goal of providing additional larger lots in North Fontana.

- Provide a master-planned community in conformance with the spirit and intent of the City's General Plan Land Use Map and Policies, and in conformance with the Development Code, thereby allowing fast-tracking of the planning process via the Community Plan process.

- Encourage enhancement of an upscale North Fontana image.

- Create a high-quality, unique community design, with residential neighborhoods supported by recreation and commercial uses.

- Provide a grand entry accentuated by palms, creating an enhanced gateway to the planned community.

- Provide an efficient and attractive system of arterial highways, collector streets, and local streets.

- Develop a bikeway system along Cherry Avenue, Walnut Avenue, and Baseline Avenue that will connect with a City-wide system.

- Provide for adequate infrastructure, public facilities, and services.

- Support the City in achieving its newly-revised Vision Statement: "The City of Fontana is dedicated to being a safe, well-maintained, family-oriented community supported by a diverse, jobs-rich economy, capitalizing on the City's superior location and accessibility."

- Ensure the future development is consistent with the City's General Plan and other environmental, planning, and land use regulations;

- Promote development which will contribute to the economic well-being of the City and the region;

- Ensure that the future development will not lead to conditions that will be environmentally unsound.

D. Discretionary Actions

A discretionary action is one taken by a public agency (for this project it is the Fontana Planning Commission) that calls for the exercise of judgment in deciding whether to approve a project. In order to be implemented, the proposed Morningside Community Plan will first require the following specific discretionary approvals from the City of Fontana.

- **Environmental Review** - Pursuant to the provisions of CEQA, the City of Fontana, acting as Lead Agency, is required to conduct the environmental review process for the proposed project, ensure that the decision-making body with approval authority over the proposed project has reviewed and considered same prior to reaching a decision regarding that project's approval, and ensure that the decision-making body either adopts and/or certifies the CEQA document prepared for the proposed project.

- **Community Plan** - The City of Fontana will review and approve the proposed Morningside Community Plan to regulate land uses, design, and development on-site. The City of Fontana Zoning Map presently shows the project site with zoning designations of *Single Family Residential; R-1-10,000;* and, *Commercial (C-3)*. Upon adoption of the County Plan, zoning standards associated with *Residential-R-1-7,200* and *Commercial-C-3* will be applied to site development.

- **Tentative Tract Map No. 15709** - The City of Fontana will review and approve a tentative tract map for the project pursuant to the Subdivision Map Act and the City's regulations.

Implementation of the proposed project will also require the approval of a variety of other subsequent applications from the City of Fontana. These include, but may not be limited to, the following:

- Site Plan Approval
- Building Permit
- Grading Permit
- Demolition Permit
- Tree Removal Permit

Public and quasi-public agencies which may use this Initial Study in their decision-making process or for informational purposes include, but may not be limited to, the following:

- South Coast Air Quality Management District (SCAQMD)
- County of San Bernardino Agricultural Commissioner
- California Integrated Waste Management Board
- California Regional Water Quality Control Board, Santa Ana Region
- Etiwanda Unified School District
- Chaffey Joint Union High School District
- Southern California Edison Company
- Southern California Gas Company
- Comcast Cable Company
- Pacific Bell
- San Bernardino County Flood Control District
- Central Valley Fire Protection Agency
- San Bernardino County Library System
- Fontana Rubbish Collectors
- Omnitrans
- San Bernardino Association of Governments

6.3 Summary of Findings and Mitigation Measures

A. Findings

The environmental analysis in Section 6.5 of this Initial Study indicates that all impacts associated with implementation of the proposed project are mitigable to less than significant levels. Prior to mitigation, the identified significant effects associated with the proposed project concerned Traffic and Air Quality. Potentially significant Noise, Public Services (Police, Schools, Other Governmental Services), Utilities and Service Systems (Storm Water Drainage) and Recreation effects were also identified.

Based on the environmental impact assessment in Section 6.5, with the implementation of the mitigation measures listed below, the following determinations can be made:

- the proposed project will not degrade the quality of the environment;
- the proposed project will not achieve short-term goals to the disadvantage of long-term environmental goals;
- the proposed project will not result in environmental impacts which are individually limited but cumulatively considerable when considering planned or proposed development in the immediate vicinity; and,
- the proposed project will not result in environmental impacts which have adverse effects on humans, either directly or indirectly.

B. Mitigation Measures

The following mitigation measures require implementation in order to ensure the avoidance or reduction to insignificant levels of any impacts associated with the proposed project.

Earth and Geology: The following mitigation measure will reduce hazards associated with groundshaking to insignificant levels:

1. Prior to the issuance of building permits, the developer shall submit building plans showing compliance with Uniform Building Code Seismic Zone 4 building construction standards.

Water and Hydrology: The following mitigation measures will minimize adverse impacts on water and hydrology:

1. The developer shall comply with National Pollutant Discharge Elimination System (NPDES) requirements regarding the implementation of Best Management Practices (BMPs) during construction.

Air Quality: The following mitigation measures in combination with various design and operational features already incorporated into the proposed project will reduce impacts on air quality to insignificant levels:

1. During project construction, the developer shall comply with SCAQMD Rule 403 regarding fugitive dust control. Measures shall be applied as appropriate and include, but not be limited to, the following: regular watering of exposed areas; truck wheel washing; suspension of earth-moving activities during high winds and smog alerts; use of well-tuned equipment; etc.

2. Prior to the issuance of building permits, the developer shall implement trip reduction measures identified in Section 30-385. *Trip Reduction Measures*, as set forth in the City of Fontana's Transportation Demand Management Program (ARTICLE XIV. *Transportation Demand Management,* Division 1. *Transportation Demand Management,* Sections 30-383 through 30-386).

3. Prior to the issuance of building permits, future on-site development which includes stationary emission sources shall obtain the appropriate permits from the SCAQMD.

Traffic and Circulation: The following mitigation measures will preclude the occurrence of significant traffic impacts:

1. Prior to the issuance of occupancy permits for the homes adjacent to the construction and for which the permit is being requested, the developer shall construct the adjacent roadway improvements in accordance with the Tentative Map Conditions of Approval as noted below:

   - ***Planning Area One*** - Widen Baseline Avenue from Cherry Avenue to the easterly boundary of P.A. 1. Remove existing south median curb to allow lane transitions from proposed lanes within this reach to existing lane conditions to the east and west of the project. Cherry Avenue adjacent to P.A. 1 will be constructed with full half street improvements. Construct transitional pavements to the north and south to existing conditions. Widen Cherry Avenue north of Baseline Avenue to provide one additional southbound through/right-turn lane.

   - ***Planning Area Two*** - Cherry Avenue adjacent to P.A. 2 will be constructed with full half street improvements. Construct transitional pavement north of Walnut Avenue to join existing conditions. Walnut Avenue from Cherry Avenue to secondary entry street will be constructed with 36 feet of pavement, south curb and gutter, and parkway improvements. The median will be deferred until development occurs along the north side of Walnut Avenue. At that time, the south curb of the median will be constructed with fees paid into the City's Circulation Program.

   - ***Planning Area Three*** - Walnut Avenue from secondary entry street to San Sevaine Avenue will be constructed with 36 feet of pavement, south curbs and gutter, and parkway improvements. The median will be deferred until development occurs along the north side of Walnut. At that time, the south curb of the median will be constructed with fees paid into the City's Circulation Program. San Sevaine will be constructed with 32 feet of pavement, west curb and gutter, and parkway improvements adjacent to P.A. 3.

- ***Planning Area Four*** - Complete full half street improvements along Cherry Avenue from P.A. 3 to Baseline Avenue.

- ***Planning Area Five*** - San Sevaine will be constructed with full half street improvements from Baseline Avenue to P.A. 3. Baseline Avenue will be widened from San Sevaine Road to P.A. 1.

- ***Baseline Avenue Median*** - Development along the north side of Baseline Avenue west of Cherry Avenue and east of this project will initiate roadway improvements along those frontages. Currently, the traffic flow is on the south side of Baseline Avenue. In order to maintain acceptable transitions to the existing lanes westerly and easterly, the construction of the raised median in Baseline Avenue will be deferred until development occurs to the east and west, and the City has constructed the ultimate box culvert in Baseline. At that time, the raised median will be constructed and paid for from fees paid toward the circulation program.

  This section provides the framework for the phasing of the off-site circulation improvements. If it is determined prior to approval of the final map that minor modifications to this framework are necessary, either to the components of the roadway improvements which will be constructed with each phase or to the off-site construction phasing itself, such modifications may be approved by the City Engineer and/or the Community Development Director, as appropriate.

2. The developer shall contribute to the provision of a traffic signal at the intersections of Cherry/Walnut and Baseline/"A" Street on a fair share basis, and shall modify the existing signal at the Baseline/Cherry Avenue intersection.

3. The developer shall install traffic signs needed to control traffic flow to and from the site, as warranted.

4. The developer shall participate in the City's circulation fee program through the payment of appropriate fees or construction in lieu of fees.

5. Prior to the issuance of building permits, the developer shall implement trip reduction measures identified in Section 30-385. *Trip Reduction Measures*, as set forth in the City of Fontana's Transportation Demand Management Program (ARTICLE XIV. *Transportation Demand Management,* Division 1. *Transportation Demand Management,* Sections 30-383 through 30-386). Excluded from this requirement are TDM measures already incorporated into the proposed project.

6. Prior to recordation of a final map, the developer shall work with Omnitrans to confirm approval of currently recommended on-site bus turnout/stop locations along perimeter roadway intersections. The developer shall construct bus turnout/stop locations concurrent with adjacent street improvements.

Biological Resources: The following mitigation measure will ensure that significant impacts to existing heritage or any other significant trees are avoided:

1. The removal of heritage and significant trees on the site of the proposed project, if any, shall be performed in compliance with the City's Preservation of Heritage and Significant Trees Ordinance and provisions of a Tree Removal Permit, if required.

Noise: The following mitigation measures will ensure that all identified adverse noise impacts will be reduced to within the limits of the City's established indoor and outdoor noise thresholds:

1. Prior to obtaining development review approval, the developer shall submit site plans and building plans showing the incorporation of acoustical design and features for residential and commercial structures located along perimeter roadways that would serve to maintain interior noise levels of 45 dB CNEL or less, and exterior noise levels of 65 dB CNEL or less.

2. During construction, the developer shall implement construction noise control measures in accordance with the City's Noise Ordinance, including limiting construction activities to the hours between 7 a.m. and 6 p.m.

Public Services: The following mitigation measures will ensure that the project does not significantly impact public services:

1. Prior to the issuance of building permits, the developer shall obtain site plan approval from the San Bernardino County Fire Department regarding the provision of on-site and off-site fire hydrants, adequate emergency access, and other fire district requirements. In order to reduce fire protection service demand, the project will comply with pertinent provisions in the Uniform Fire Code regarding building construction and design, and with any existing requirements for all new construction to provide fire sprinkler systems. Prior to the issuance of Certificates of Occupancy, the developer shall pay fees under Resolution 92-161 for additional fire protection services to serve the proposed development.

2. Prior to the issuance of building permits, the developer shall comply with the City of Fontana Police Department's Standard Building Security Specifications. Prior to the issuance of Certificates of Occupancy, the developer shall pay fees under Resolution 91-190 for additional police protection services to serve the proposed development, if required.

3. Prior to the issuance of building permits for production homes, the developer shall pay schoool fees pursuant to Government Code 65995.

4. Prior to the issuance of certificates of occupancy, the developer shall pay impact fees to the City for expanded library services to serve the proposed development.

Utilities and Service Systems: The following mitigation measures will prevent significant impacts on utilities and service systems:

1. Prior to issuance of building permits, the developer shall submit plans showing the incorporation of energy conservation measures into the project in accordance with Title 24 of the California Administrative Code. Prior to the issuance of certificates of occupancy, the developer shall extend existing power and gas lines into the site in coordination with SCE and SCG, and in accordance with PUC regulations.

2. Prior to the issuance of building permits, water system plans shall be designed by the Fontana Water Company. Water system improvements shall be constructed prior to issuance of certificates of occupancy as required by the City of Fontana.

3. Prior to the issuance of certificates of occupancy, the developer shall submit plans showing: 1) the implementation of water conservation measures such as the use of automatic irrigation valves and controllers and site-appropriate drought tolerant plant materials; and, 2) compliance with Title 24 of the California Administrative Code regarding water-efficient appliances.

4. Prior to the issuance of certificates of occupancy, the developer shall either pay fees or complete construction in lieu of fees under Ordinance 1021 for sewer service to the site, and shall construct local sewer lines to serve the proposed development, as approved by the City of Fontana.

5. Prior to the issuance of certificates of occupancy, the developer shall construct local drainage facilities in accordance with the requirements of the City of Fontana, and shall pay fees or construct in-lieu facilities, join a community facilities district, or make interim arrangements if the facilities are not ready for construction, for the construction and maintenance of master-planned and regional storm drain facilities.

Cultural Resources: The following mitigation measure will ensure that unknown archaeological resources are not significantly impacted by site development:

1. If previously unidentified archaeological resources are discovered during excavation and grading activities on-site, all work shall stop and a qualified archaeologist shall be retained to evaluate their significance and the best course of action. Salvage operation requirements in Appendix K of the CEQA Guidelines shall be followed, and the treatment of discovered Native American remains shall comply with State codes and Native American Heritage Commission regulations.

Recreation: The following mitigation measure will ensure that adequate parks and recreational facilities are available to future residents:

1. Prior to the issuance of the first building permit, the developer shall either pay in-lieu parkland requirement fees or enter into an agreement with the City of Fontana to construct an off-site park and/or recreational facility as may be determined by the City and the developer. For Lewis Homes, the parkland requirement determining either the amount of in-lieu fees which shall be paid or amount of equivalent off-site improvements which shall be provided shall be 5.85 acres. This assumes the City's agreement to allocate a 50% credit for Lewis Homes' construction of a 0.42-acre perimeter bike path along Walnut and Cherry Avenues.

6.4 Environmental Checklist Form and Determination

The following Environmental Checklist Form presents a roster of all issues assessed in this document and specifically identifies those issues for which there exists the potential for significant impacts to occur as a result of implementing the proposed Morningside Community Plan. The checked responses to each question on the checklist are based on the detailed preliminary environmental analyses conducted for the proposed development in Section 6.5 which follows. Also included within Section 6.5 are the sources employed to obtain information, conduct analyses, and make determinations regarding the nature, extent and significance of the respective impact under consideration. For ease of reference the sequence of the issues displayed on the checklist below closely corresponds to the organization of the impact assessment provided in Section 6.5, *Environmental Impact Assessment*, which follows.

1). **Project Title:** Morningside Community Plan

2). **Lead Agency Name and Address:** City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

3). **Contact Person and Phone Number:** Charles LaClaire
(909) 350-7627

4). **Project Location:** 120-acre site on the northeast corner of Cherry Avenue and Baseline Avenue in North Fontana

5). **Project Sponsor's Name and Address:** Lewis Homes of California
1156 N. Mountain Avenue/P.O. Box 670
Upland, CA 91785

6). **General Plan Designation:** R-PC, CMU

7). **Zoning:** Single Family Residential: R-1-10,000 and Commercial

8). **Description of Project:** The proposed Morningside Community Plan involves the ultimate development of 440 dwelling units and 100,000 square feet of commercial uses.

9). **Surrounding Land Uses and Setting:**

- ***North*** - abandoned vineyards and open grazing land with disked fire breaks
- ***East*** - open grazing land with disked fire breaks
- ***South*** - Baseline Avenue with graded vacant parcel and Big 5 distribution warehouse. Residences in Rancho Fontana may be found to the southeast.
- ***West*** - Cherry Avenue and open grazing land with disked fire breaks.

10). **Other agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** See Section 6.2.D. herein for agencies whose approval may be required.

Environmental Factors Potentially Affected:

The environmental factors checked below could potentially be affected by this project, involving at least one impact that is marked "Potentially Significant Impact" or "Potentially Significant Unless Mitigation Incorporated" on the checklist on the pages which follow.

- ☐ Land Use and Planning
- ☐ Population and Housing
- ☐ Geological Problems
- ☐ Water and Hydrology
- ☒ Air Quality
- ☒ Transportation/Circulation
- ☐ Biological Resources
- ☐ Energy/Mineral Resources
- ☐ Hazards
- ☒ Noise
- ☒ Mandatory Findings of Significance
- ☒ Public Services
- ☒ Utilities and Service Systems
- ☐ Aesthetics
- ☐ Cultural Resources
- ☒ Recreation

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
A.	**Land Use and Planning.** *Would the project:*				
1).	Conflict with general plan designation or zoning?	☐	☐	☒	☐
2).	Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	☐	☐	☒	☐
3).	Be incompatible with existing land use in the vicinity?	☐	☐	☒	☐
4).	Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	☐	☐	☒	☐
5).	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒
B.	**Population and Housing.** *Would the project:*				
1).	Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
2).	Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☒	☐
3).	Displace existing housing, especially affordable housing?	☐	☐	☒	☐
C.	**Earth and Geology**. *Would the project result in or expose people to potential impacts involving:*				
1).	Fault rupture?	☐	☐	☐	☒
2).	Seismic ground shaking?	☐	☐	☒	☐
3).	Seismic ground failure, including liquefaction?	☐	☐	☐	☒
4).	Seiche, tsunami, or volcanic hazard?	☐	☐	☐	☒
5).	Landslides or mudflows?	☐	☐	☐	☒
6).	Erosion, changes in topography or unstable soil conditions from excavation, grading or fill?	☐	☐	☒	☐
7).	Subsidence of the land?	☐	☐	☐	☒
8).	Expansive soils?	☐	☐	☒	☐
9).	Unique geologic or physical features?	☐	☐	☐	☒

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
D.	**Water and Hydrology.** *Would the project result in:*				
1).	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	☐	☐	☒	☐
2).	Exposure of people or property to water-related hazards such as flooding?	☐	☐	☒	☐
3).	Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?	☐	☐	☒	☐
4).	Changes in the amount of surface water in any water body?	☐	☐	☒	☐
5).	Changes in currents, or the course or direction of water movements?	☐	☐	☒	☐
6).	Changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	☐	☐	☒	☐
7).	Altered direction or rate of flow of groundwater?	☐	☐	☐	☒
8).	Impacts to groundwater quality?	☐	☐	☒	☐
9).	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	☐	☐	☒	☐
E.	**Air Quality.** *Would the project:*				
1).	Violate any air quality standard or contribute to an existing or projected air quality violation?	☐	☒	☐	☐
2).	Expose sensitive receptors to pollutants?	☐	☒	☐	☐
3).	Alter air movement, moisture, or temperature, or cause any change in climate?	☐	☐	☐	☒
4).	Create objectionable odors?	☐	☐	☒	☐
F.	**Transportation/Circulation.** *Would the project result in:*				
1).	Increased vehicle trips or traffic congestion?	☐	☒	☐	☐
2).	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
3).	Inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
4).	Insufficient parking capacity on-site or off-site?	☐	☐	☐	☒

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5).	Hazards or barriers for pedestrians or bicyclists?	☐	☐	☒	☐
6).	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
7).	Rail, waterborne, or air traffic impacts?	☐	☐	☒	☐
G.	**Biological Resources.** *Would the project result in impacts to:*				
1).	Endangered, threatened, or rare species or their habitats (including, but not limited to, plants, fish, insects, animals, and birds)?	☐	☐	☒	☐
2).	Locally designated species (e.g., heritage trees)?	☐	☐	☒	☐
3).	Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	☐	☐	☐	☒
4).	Wetland habitat (e.g., marsh, riparian, and vernal pool)?	☐	☐	☐	☒
5).	Wildlife dispersal or migration corridors?	☐	☐	☒	☐
H.	**Energy and Mineral Resources.** *Would the project:*				
1).	Conflict with adopted energy conservation plans?	☐	☐	☐	☒
2).	Use non-renewable resources in a wasteful and inefficient manner?	☐	☐	☐	☒
3).	Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	☐	☐	☒	☐
I.	**Risk of Upset/Human Health.** *Would the project involve:*				
1).	A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)?	☐	☐	☐	☒
2).	Possible interference with an emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
3).	The creation of any health hazard or potential health hazards?	☐	☐	☐	☒
4).	Exposure of people to existing sources of potential health hazards?	☐	☐	☒	☐
5).	Increased fire hazard in areas with flammable brush, grass, or trees?	☐	☐	☐	☒

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
J.	**Noise.** *Would the project result in:*				
	1). Increases in existing noise levels?	☐	☒	☐	☐
	2). Exposure of people to severe noise levels?	☐	☒	☐	☐
K.	**Public Services.** *Would the project have an effect upon, or result in a need for new or altered government services, in any of the following areas:*				
	1). Fire protection?	☐	☐	☒	☐
	2). Police protection?	☐	☒	☐	☐
	3). Schools?	☐	☒	☐	☐
	4). Maintenance of public facilities, including roads?	☐	☐	☒	☐
	5). Other governmental services?	☐	☒	☐	☐
L.	**Utilities and Service Systems.** *Would the project result in a need for new systems or supplies, or substantial alterations to the following utilities:*				
	1). Power or natural gas?	☐	☐	☒	☐
	2). Communications systems?	☐	☐	☒	☐
	3). Local or regional water treatment or distribution facilities?	☐	☐	☒	☐
	4). Sewer or septic tanks?	☐	☐	☒	☐
	5). Storm water drainage?	☐	☒	☐	☐
	6). Solid waste disposal?	☐	☐	☒	☐
	7). Local or regional water supplies?	☐	☐	☒	☐
M.	**Aesthetics.** *Would the project:*				
	1). Affect a scenic vista or scenic highway?	☐	☐	☒	☐
	2). Have a demonstrable negative aesthetic effect?	☐	☐	☒	☐
	3). Create light or glare?	☐	☐	☒	☐
N.	**Cultural Resources.** *Would the project:*				
	1). Disturb paleontological resources?	☐	☐	☐	☒
	2). Disturb archaeological resources?	☐	☐	☒	☐
	3). Affect historical resources?	☐	☐	☐	☒
	4). Have the potential to cause a physical change which would affect unique ethnic cultural values?	☐	☐	☐	☒

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	5). Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒
O.	**Recreation.** *Would the project:*				
	1). Increase the demand for neighborhood or regional parks or other recreational facilities?	☐	☒	☐	☐
	2). Affect existing recreational opportunities?	☐	☐	☐	☒
P.	**Mandatory Findings of Significance.**				
	1). 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?	☐	☒	☐	☐
	2). Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☒	☐	☐
	3). 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.)	☐	☒	☐	☐
	4). Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Mitigation measures have been developed to reduce the potentially significant impacts of the proposed project. The analysis of potential environmental impacts associated with construction and occupancy of the proposed project and recommended mitigation is provided in the following section, Section 6.5, *Environmental Impact Assessment*.

DETERMINATION:

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ **I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 6.3, *Summary of Findings and Mitigation Measures*, herein have been added to the project. 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 significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." AN "ENVIRONMENTAL IMPACT REPORT" is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

_____ _____

Signature Date

_____

Mr. Charles LaClaire
For the City of Fontana

6.5 Environmental Impact Assessment

This section comprises an environmental assessment of the proposed Morningside Community Plan. It discusses the results of, and conclusions drawn from, analyses employed to determine the nature, extent, and potential significance of any environmental impacts which may occur as a consequence of implementing the proposed planned community. The environmental factors evaluated in this regard include:

- Land Use and Planning
- Population and Housing
- Earth Resources
- Water and Hydrology
- Air Quality
- Transportation and Circulation
- Biological Resources
- Energy and Mineral Resources
- Risk of Upset/Human Health
- Noise
- Public Services
- Utilities
- Aesthetics
- Cultural Resources
- Recreation
- Mandatory Findings of Significance

The foregoing environmental factors are discussed in the same sequence as in the City's Environmental Checklist provided previously in Section 6.4. For each environmental factor, *thresholds of significance* are provided. These thresholds assist the Lead Agency in their efforts to preliminarily determine whether the potential exists for one or more significant effects to occur as a result of implementing a proposed project. Appendix G of the State CEQA Guidelines, as amended, offers some general guidance in this regard by listing various types of possible environmental consequences which would typically be considered potentially significant were they to occur as a result of a proposed project. Conceptually, the subject list could be construed as generalized significance thresholds for a variety of environmental factors. However, Section 15064.(a)(1)(b) of the State CEQA Guidelines, as amended, offers the following additional guidance when undertaking the impact identification and significance determination process:

> *"The determination of whether a project may have a significant effect on the environment calls for careful judgement on the part of the public agency involved, based to the extent possible on scientific and factual data. An ironclad definition of significant effect is not possible because the significance of an activity may vary with the setting..."*

Given this, the environmental assessment of a project relative to the foregoing generalized significance thresholds requires analyses which employ measurable evaluative criteria in order to arrive at objective and supportable determinations of an impact's significance. Such evaluative criteria include, but are not limited to: 1) Federal, State, and Local regulatory, codified, or other performance standards, specifications and action levels; 2) widely-accepted scientific and/or industry-based quantifiable factors; and, 3) other supportable factual and objective data. To the extent practicable, the previously-mentioned *thresholds of significance*

discussions included in this document identify both generalized significance thresholds and the above specific evaluative criteria employed in the impact assessment process.

For each foregoing environmental factor, a set of questions regarding its various key attributes are posed. As mentioned above, each is identical to, and presented in the same sequence as, those in the City's Environmental Checklist. The various analyses conducted as part of the project's impact assessment are undertaken to appropriately respond to each question and will have considered the proposed project's potential short-term (construction-related), operational, direct, indirect, and cumulative effects, as applicable. It is the results of such analyses which determine the nature, extent, and potential significance of a potential impact. As such, one of four responses summarizing the conclusions drawn regarding the significance of any identified environmental effects within the scope of the environmental factor being evaluated are provided for each question. These are follows:

- **No Impact.** The proposed project will not measurably impact the environment.

- **Less Than Significant Impact.** The proposed project may cause one or more impacts upon the environment, but to an extent which is below established significance thresholds.

- **Potentially Significant Impact Unless Mitigation Incorporated.** The proposed project may generate one or more potentially significant impacts, but mitigation measures are available, and/or changes to the proposed development's physical or operational characteristics can be made, to reduce such impacts to less than significant levels.

- **Potentially Significant Impact.** The proposed project may cause one or more potentially significant impacts, and additional analysis is required to identify mitigation measures that could reduce such impacts to less than significant levels.

A. Land Use and Planning

Environmental Setting

The project site is largely vacant, with a single-family residence on the southeast corner. Abandoned vineyards and open grassland essentially comprise the remainder of the project site. An open earthen drainage ditch runs east-west along Baseline Avenue at the site's southern edge. Vineyards and open land can be found on the north and east of the project site. Vacant land also occurs to the southwest across Baseline Avenue and west across Cherry Avenue. A Big 5 distribution warehouse is located to the southeast across Baseline Avenue. To the southwest of the Big 5 facility is a Mercedes Benz distribution warehouse. Previous Figure C depicts existing on- and off-site land uses.

The project site is designated as *R-PC, Residential-Planned Community,* on the Fontana General Plan Land Use Policy Map, except for the southwest corner (which is designated as *CMU, Commercial, Community Mixed Use).* The site is zoned as *Single Family Residential: R-1-10,000 and Commercial (C-3).*

(Sources: Site Reconnaissance, Fontana Land Use Policy Map, Fontana Zoning and Development Code)

Thresholds of Significance

According to Appendix G of the California Environmental Quality Act (CEQA) Guidelines, a project will normally have a significant adverse environmental impact on land use if it results in any of the following:

- A conflict with the adopted environmental plans and goals of the community in which it is located;
- A disruption or division of the physical arrangement of an established community;
- A conflict with established recreational, educational, religious, or scientific uses of the area;
- Incompatibility with existing land uses in the vicinity; or,
- A conversion of prime agricultural land to non-agricultural use or impairment of the productivity of prime agricultural land.

Evaluation of Environmental Impacts

1. Would the project conflict with the general plan designation or zoning?

Less than Significant Impact. The majority of the site is designated as *R-PC, Residential - Planned Community* in the Fontana General Plan, with the southwest corner designated as *CMU, Commercial, Community Mixed Use.* The *R-PC* designation calls for single-family detached units on 7,200 square foot lots, while the *CMU* designation calls for medium-high density residential housing, supporting retail commercial uses, and professional office uses. The proposed land uses under the Morningside Community Plan correspond to these designations, with residential development in *R-PC* areas and commercial development in *CMU* areas.

The site is zoned as *Single Family Residential: R-1-10,000* and *Commercial (C-3).* Per City Code, approval of the Community Plan will facilitate a subsequent site development pursuant to R-1-7,200 and C-3 zoning standards. A zone change application and approval is not necessary. The proposed zone designation will be consistent with adjacent designations and

conforms with the intent of the Fontana General Plan and Fontana Zoning and Development Code. With minor exceptions, the proposed community plan conforms to the development parameters contained in the Fontana Development Code.

Given the foregoing, no significant project-related effects related to Fontana General Plan consistency or Fontana Development Code conformity are anticipated, and no further assessment of these Land Use and Planning attributes is warranted.

(Sources: Proposed Morningside Community Plan (May, 1997 Iteration), Fontana General Plan, Fontana Zoning and Development Code)

2. Would the project conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

Less Than Significant Impact. The site is within the North Fontana Redevelopment Project Area. The Redevelopment Plan calls for redevelopment of the project area to remove blighted conditions and to improve the existing developments. The project will not conflict with the redevelopment goals of this plan. Also, the project will comply with pertinent provisions of local and regional plans for the area, and will not conflict with environmental plans such as the Caltrans State Route 30 Project, San Bernardino County Congestion Management Plan, SCAG Regional Comprehensive Plan and Regional Mobility Plan, the Regional Water Quality Management Plan, the North Fontana Area Water Management Plan, the San Bernardino County Hazardous Waste Management Plan, the San Bernardino County Solid Waste Management Plan, or the North Fontana Infrastructure Study.

It is noted that although the proposed project will contribute additional pollutants to an airshed currently in non-attainment, the proposed project's consistency with the site's Fontana General Plan land use designation in combination with its required adherence to air-quality related mitigation measures identified in Section 6.5.E, *Air Quality*, below, render the effects of the proposed project on the South Coast Air Quality Management District's Air Quality Management Plan (SCAQMD AQMP) and all related air-quality related and/or driven policy plans such as the San Bernardino Air Quality Plan less than significant. Given the foregoing, no significant conflicts with applicable environmental plans or policies to which the proposed project may be subject are anticipated, and as a result, no further assessment of this Land Use and Planning issue is warranted

(Sources: North Fontana Redevelopment Plan, North Fontana Infrastructure Study EIR, Specific Plan Status Report, Proposed Morningside Community Plan (May, 1997 Iteration))

3. Would the project be incompatible with existing land uses in the vicinity?

Less Than Significant Impact. The majority of the site is currently vacant, with an abandoned vineyard on the western half and a single-family residence surrounded by a white wooden fence on the southeast corner. Adjacent land uses include, but are not limited to, the following - to the: 1) ***North*** - abandoned vineyards and open grazing land with disked fire breaks; 2) ***East*** - open grazing land with disked fire breaks; 3) ***South*** - Baseline Avenue with graded vacant parcel and Big 5 distribution warehouse and residences in Rancho Fontana to the southeast; and, 4) ***West*** - Cherry Avenue and open grazing land with disked fire breaks.

Under the City's General Plan, the site and adjacent areas to the north, east, southeast, and northwest are planned for residential development, the western area is planned for commercial uses, and the area south of Baseline Avenue is planned for industrial uses. In fact, the general project vicinity is comprised of either proposed, approved, or existing developments with characteristics comparable to those exhibited by the proposed Morningside Community Plan. Given this, any land use incompatibilities are expected to be nominal. As a consequence, no further assessment of this issue is warranted.

(Sources: Site Reconnaissance, Fontana and Devore USGS Quandrangles, Fontana General Plan Land Use Policy Map, Phase 1 Environmental Assessment, Westgate Specific Plan, Proposed Morningside Community Plan (May, 1997 Iteration))

4. Would the project affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?

Less than Significant Impact. The City has 840 acres of agricultural land, consisting mostly of unproductive vineyards. The site was once used as a vineyard, but has been abandoned for the last nine years. As part of their Farmland Mapping and Monitoring Program, the project site is designated as *Other Land* by the California Department of Conservation (not *Prime Farmland* or of *Statewide Importance*), with the exception of the northwest corner, which is designated as *Unique Farmland*. *Unique Farmland* refers to land of lesser quality soils used for the production of the State's leading agricultural cash crops. This designation referred to the use of the site as a grape vineyard in the past. In that the on-site vineyard has been abandoned for at least nine years, and as such, does not contribute to the agricultural productivity of either the immediate area, region or the state, development of the site as proposed would be expected to have a negligible impact on either agricultural production or resources.

(Sources: North Fontana Infrastructure Study EIR, Fontana General Plan, California Farmland Mapping and Monitoring Program)

5. Would the project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)

No Impact. The area surrounding the site of the proposed project is generally undeveloped, except south of Baseline Road where there exists a distribution warehouse. Additionally, just like the site of the proposed project, most of the surrounding lands are slated for future residential development by the City's General Plan. As a result, there exists no potential for the proposed project to disrupt or divide the physical arrangement of an established community.

(Source: Site Reconnaissance, Fontana General Plan Land Use Element)

B. Population and Housing

Environmental Setting

The City's 1990 population was estimated at 87,500 residents. As of January 1, 1995, the population was estimated to be 105,240 residents. This is an increase of 20.3 percent over a five-year period, or 4.0 percent annually. The housing stock in the City of Fontana was estimated at 29,100 units in 1990. In 1995, the housing stock had grown by 3,519 units, for a total housing stock of 32,619 units.

The project site is primarily vacant, except for a single-family residence (with a barn and accessory structure) on the southeast corner. Four structures were once found at the southwest corner of the site, but have since been demolished and removed. The majority of the site was used as a vineyard in the past before it was abandoned. Grapevines can still be found on the western section of the site, but there are no employees on-site.

(Sources: 1990 Census, 1995 Department of Finance Estimates, Site Reconnaissance, Archaeological Study for the Site)

Thresholds of Significance

According to Appendix G of CEQA, a project will normally have a significant adverse environmental impact on housing or population if it results in any of the following:

- Substantial growth or concentration of population;
- Displacement of a large number of persons; or,
- Exceedance of projections identified in adopted environmental plans or policies.

Evaluation of Environmental Impacts

1. **Would the project cumulatively exceed official regional or local population projections?**

Less than Significant Impact. Upon buildout of the Morningside Community Plan, the estimated resident population is 1,531 residents, based on the City's 1996 average household size of 3.48 persons per housing unit. Employment generation is estimated at 200 employees, assuming 500 square feet per retail employee. SCAG estimates the City's 2010 population at 167,052 residents, 47,394 households, and 56,293 employees. The project's resident population and employment would represent 0.92% and 0.36% of the City's 2010 population and employment, respectively. The City's buildout estimates show 56,470 housing units and 175,080 residents. The proposed project would represent 0.78% of the housing stock and 0.87% of the resident population at the City's buildout. Thus, the project will represent less than 1 percent of future development and population, and will not lead to increases in population, housing, or employment that would exceed the City's or SCAG's projections.

(Sources: Fontana General Plan, SCAG 2010 Projections)

2. **Would the project induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?**

Less than Significant Impact. The project is expected to increase the City's 1995 population by 1.45 percent and the housing stock by 1.35 percent. This is not considered substantial growth, since the project will be implemented over a three-to-five year time period. Annual growth in the City has been four percent in terms of population and 2.4 percent in housing stock during the past few years.

There is existing development south of the project site and in scattered areas in North Fontana. Several residential subdivisions are planned in the area, and the proposed Morningside Community Plan is relatively smaller than other planned communities in the area. Thus, it is not expected to induce the development of other community plans or specific plans for North Fontana. The project will require roadway improvements as well as other utility line improvements in the area. Since these infrastructure projects will be paid for on a fair-share basis by new development benefiting from these facilities, their early construction is not expected to serve as a inducement for new development in the area. The Morningside Community Plan may improve the residential setting of the area and promote

additional residential development. This is not expected to be significant, since most of the adjacent areas have been planned for urban development under various specific plans.

(Sources: California Department of Finance, Specific Plan Status Report, North Fontana Infrastructure Study EIR, Site Reconnaissance)

3. Would the project displace existing housing, especially affordable housing?

Less than Significant Impact. There exists one single-family residence on the southeast corner of the site, which may ultimately be removed to accommodate full site buildout. This dwelling unit is owner-occupied and is not an affordable housing unit. In that full project implementation will result in the addition of 440 housing units to the City's housing stock, displacement of the lone housing unit on-site is considered a less than significant impact.

(Source: Site Reconnaissance)

C. Earth and Geology

Environmental Setting

Geology. The City of Fontana is located in the western section of the San Bernardino Valley, south of the San Gabriel Mountains and north of the Jurupa Hills. The City is underlain by unconsolidated alluvium, and the central valley area is relatively flat. The nearest hillsides are the foothills of the San Gabriel Mountains on the north and the Jurupa Hills on the south. The site has a slope of 2 percent toward the southwest. Average on-site elevations range from 1,370 feet above mean sea level (msl) on the northeast to 1,315 feet above msl on the southwest. Located in the Chino Basin, the project site is underlain by alluvial deposits approximately 900 feet thick which rest on a basement of granitic rock.

Surface/Groundwater Conditions. The site of the proposed project contains no surface waters except for intermittent short-term ponding during heavy rainfall conditions. Subsurface soils have relatively uniform permeability characteristics. Groundwater beneath the subject site is expected to occur at depths between 400 and 500 feet below the ground surface.

Faults. The project site is located within a seismically active region, as is the case throughout Southern California. No earthquake faults are known to cross the site. As a consequence, the occurrence of a primary earthquake hazard such as surface fault rupture is unlikely. In the site vicinity are three faults capable of generating large magnitude earthquakes. These are the Cucamonga, San Jacinto, and San Andreas, which are approximately 4 kilometers (km) to the north, 7 km to the northeast, and 17 km to the northeast, respectively.

Seismicity. The three aforementioned faults are estimated to be able to produce the following maximum credible earthquakes: Cucamonga - 7.00; San Jacinto - 8.00; and, San Andreas -

8.50. Within the next 100 years, it is expected that the most severe groundshaking at the site would occur as a result of a large magnitude earthquake along the Cucamonga fault. In such an event, a maximum ground acceleration of approximately 0.47 g is expected at the site.

Secondary Seismic Hazards. Given the seismic and geologic conditions of the site as presently known, the potential for secondary seismic hazards is considered low. The secondary seismic hazards falling into this category include: 1) liquefaction; 2) seismically-induced settlement; and, 3) seismically-induced landsliding.

(Sources: Fontana and Devore USGS Quadrangles, North Fontana Infrastructure Study EIR, RMA Group - Soils Engineering Investigation)

Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse environmental impact on the environment if it results in:

- Exposure of people or structures to major geologic hazards; or,
- Damage or destruction of unique geologic features.

Evaluation of Environmental Impacts

1. Would the project result in or expose people to potential impacts involving fault rupture?

No Impact. No faults are known to pass through the site. Thus, fault rupture hazards are unlikely to occur on-site, and no further assessment of this issue is warranted.

(Sources: RMA Group - Soils Engineering Investigation)

2. Would the project result in or expose people to potential impacts involving seismic ground shaking?

Less Than Significant Impact. The project site is located within a seismically active region, and potential sources of groundshaking hazards on-site include the San Andreas fault, San Jacinto fault, Cucamonga fault, Red Hill fault, Rialto-Colton fault, and an unnamed fault running through the City. Each of these faults may generate an earthquake large enough to cause significant damage in the area. The probability of an earthquake affecting the site is dependent on the magnitude of the earthquake and the distance of the epicenter to the site. Should a magnitude 7.0 earthquake occur along the Cucamonga fault, ground accelerations of 0.47 gravity may be expected on-site. Earthquakes from faults further away from the site would produce lower ground accelerations.

While the proposed development will increase the number of persons who will be exposed to seismic hazards associated with the site, this hazard is no greater than hazards present in other areas of the southern California region. The wood-frame construction that will be used in residential and commercial structures on-site generally performs well during earthquakes. Split level and irregular floor plans are more susceptible to damage caused by the weakness of the pole platforms or pole structures used to support the structure.

Earthquake damage to wood-frame single-family residential structures from near-field sources will be slight to moderate, and limited to walls thrown out of plumb, fallen chimneys, and torsional racking of foundations and wall elements. Commercial buildings with tilt-up concrete walls may suffer roof collapse. Concrete and steel-framed buildings are more earthquake-resistant. Unusual architectural features such as long spans, minimal amount of interior shear walls, or irregular shapes found in commercial development, can be damaged or may collapse during an earthquake. Other groundshaking hazards include damage to utility lines with resulting fires, gas leaks, explosions, hazardous material spills, interruption of utility services, and damage to infrastructure. However, project compliance with Uniform Building Code Seismic Zone 4 building construction standards is expected to reduce on-site groundshaking hazards to acceptable levels. Based on the foregoing, no significant groundshaking hazards are anticipated with the proposed project.

(Sources: Sierra Lakes FEIR, RMA Group - Soils Engineering Investigation, California Landings FEIR)

3. Would the project result in or expose people to potential impacts involving seismic ground failure, including liquefaction?

No Impact. Fracturing, cracking, and fissuring of the ground on-site in the event of a seismic event are not expected due to the absence of any known earthquake faults or steep slopes on or proximal to the site. Sediments that are susceptible to liquefaction are generally water-saturated, medium-dense to loose cohesionless soil materials within 50 feet of the surface in areas exhibiting groundwater at similar depths or depths even closer to the ground surface. Groundwater beneath the site is expected to be between 400 and 500 feet below the ground surface. Thus, no liquefaction hazards are expected on-site, and no further assessment of this issue is warranted.

(Sources: RMA Group - Soils Engineering Investigation, CBMWD Groundwater Elevations in the Chino Basin)

4. Would the project result in or expose people to potential impacts involving seiche, tsunami or volcanic hazard?

No Impact. The project site is not located near the ocean where a tsunami may occur. Also, the site is not located near any large body of open water which may result in seiche, nor is it located near a volcano. Thus, no hazards involving tsunamis, seiche, or volcanic

eruptions are expected to affect future residents and employees at the site, and no further assessment of this issue is warranted.

(Sources: Fontana and Devore USGS Quadrangles, RMA Group - Soils Engineering Investigation)

5. Would the project result in or expose people to potential impacts involving landslides or mudflows?

No Impact. The site is relatively flat, with slopes of less than 2 percent. The nearest hillside areas are the foothills of the San Gabriel Mountains, approximately 5.7 miles to the north. Further, the general site vicinity is not subject to any known mudflow hazards. As a result, no landslide or mudflow hazards are anticipated, and no further assessment of this issue is warranted.

(Sources: Fontana and Devore USGS Quadrangles, RMA Group - Soils Engineering Investigation)

6. Would the project result in or expose people to potential impacts involving erosion, changes in topography or unstable soil conditions from excavation, grading or fill?

Less than Significant Impact. The site is relatively flat. Proposed site grading to accommodate the project would not be expected to substantially modify the general landform prevalent on-site and in the site vicinity. With no steep slopes existing or proposed, no water erosion hazards are expected. However, unconsolidated alluvial soils found on-site have a moderate to high wind erosion potential. Given this, strong Santa Ana winds from the north may presently erode bare soils on-site (i.e., generate fugitive dust and PM_{10}). However, it is expected that such wind erosion potential will be reduced to less than significant levels by erosion control measures such as watering, use of soil binders, soil covering or revegetation, and other dust control measures during project construction. In fact, it is anticipated that when fully developed, the site's overall production of wind-eroded materials for transport to off-site areas will be reduced. Given the foregoing, no significant erosion or grading-related effects are anticipated as a consequence of project implementation. As a result, no further assessment of this issue is warranted.

(Sources: RMA Group - Soils Engineering Investigation, Fontana and Devore USGS Quadrangles)

7. Would the project result in or expose people to potential impacts involving subsidence of the land?

No Impact. The site has not been identified as subject to subsidence hazards by the Fontana General Plan. Such a hazard is typically the result of fluids extraction beneath surface geomorphic structures in part dependent upon such fluids for structural integrity and stability.

The project area has not been subjected to oil drilling activities. Further, groundwater levels in the area have remained relatively stable over the last 16-17 years. Soil tests show a subsidence factor of 0.15 feet and a shrinkage factor of 20 percent during grading and soil compaction. This settlement will be accounted for in establishing final ground elevations and building pads, and is not considered a structural hazard. Recommendations of the geotechnical study will be followed to ensure ground stability and structural integrity.

(Sources: Fontana General Plan, RMA Group - Soils Engineering Investigation, CBMWD)

8. Would the project result in or expose people to potential impacts involving expansive soils?

Less Than Significant Impact. The soils within the project area were identified by the USDA Soil Conservation Service as Tujunga soils. Tujunga soils are somewhat excessively drained, nearly level soils that formed on alluvial fans in granitic alluvium. Vegetation on these soils consists of thin strands of chamise, big sagebrush, and annual grasses and forbs. Tujunga soils are brown loamy sand and pale-brown coarse sand that are 60 inches deep or more. They are slightly acid and rapidly permeable. These soils are mainly used for citrus, grapes, small grains, and potatoes.

The on-site soil is Tujunga gravelly loamy sand. This soil occurs on long, broad, smooth alluvial fans, such as the project area. It consists of 15 to 30 percent gravel. This soil has slow to very slow runoff potential, and slight water erosion hazard due to its gravel content. Tujunga soils are not subject to excessive expansion hazards. Soil tests conducted for on-site soils indicate a very low expansion potential. In accordance with standard practice, additional testing during grading activities will be performed to ensure the absence of expansive soils. If found, however, engineering and construction methods, including reinforced foundations, could be applied to prevent any significant expansive soils hazards exposure. As a result, no further assessment of this issue is warranted.

(Sources: USDA Soil Survey of San Bernardino County, RMA Group - Soils Engineering Investigation)

9. Would the project result in or expose people to potential impacts involving unique geologic or physical features?

No Impact. The site is mainly flat and does not contain any unique geologic feature. The nearest geologic features are the San Gabriel Mountains, located 5.7 miles to the north, the Jurupa Hills, located 9 miles to the south, and Lytle Creek, located 9 miles to the east. The proposed development will maintain the flat topography of the area and will not affect any

unique geologic feature in the region. As a result, no further assessment of this issue is warranted.

(Sources: Site Reconnaissance, Fontana and Devore USGS Quadrangles, RMA Group - Soils Engineering Investigation), Proposed Morningside Community Plan (May, 1997 Iteration))

D. Water and Hydrology

Environmental Setting

Groundwater. The project site is underlain by the Chino groundwater basin. The boundaries of the Chino basin are defined by the San Jose and Red Hill faults in the north, the Rialto-Colton fault and Jurupa Mountains on the east, the Pedley Hills and Santa Ana River on the south, and the Chino Hills on the west. This basin provides the majority of the domestic water needs of the City of Fontana and the surrounding areas. The groundwater basin has an estimated storage capacity (amount of water the basin can hold) of 13 million acre-feet. Available water in the basin which may be withdrawn is limited to approximately 7.5 million acre-feet. The annual safe yield of the basin (amount of water that may be pumped without lowering the water table) is 140,000 acre-feet, and current pumping rights are limited to this amount. Groundwater flows are generally north to south, from the San Gabriel Mountains toward the valley floor. Recharge of the basin is primarily provided by rainfall and storm runoff, supplemented by imported water from Metropolitan Water District (MWD) and reclaimed water from the Chino Basin Municipal Water District (CBMWD) at several percolation basins throughout the area.

Based on well monitoring data from the Chino Basin Watermaster, groundwater levels at the site are found at approximately 775 feet msl. With site elevations at 1,315 to 1,375 feet msl, groundwater is approximately 540 to 600 feet below the surface. Water quality in the basin is good, although nitrates and dissolved solids are found at levels above safe drinking standards at several locations in the basin. Volatile organic compounds, including trichlorethylene (TCE) and perchlorethylene (PCE) from industrial solvents, have also been detected at various wells in the Basin. The Santa Ana Regional Water Quality Control Board, along with other agencies and potential responsible parties in the area, is trying to identify the source of groundwater contamination and those responsible for its cleanup.

Groundwater pumping without equivalent recharge has led to the overdrafting of water resources. CBMWD has been appointed as watermaster for the basin, and it regulates the pumping of groundwater at the basin and oversees artificial recharge of the groundwater with imported waters. Imported water is also used to supplement the domestic water supply needs in the area. A total of approximately 280,000 acre-feet of water is used for the domestic needs of the basin area each year.

Hydrology. All areas west of Sierra Avenue, including the project site, drain into the San Sevaine Channel. The project site is within the alluvial fan of Lytle Creek, with surface flows in a southwest direction, which eventually drain into the San Sevaine Channel. There

are no intermittent streams on-site, and the Old San Sevaine Channel runs in a south-southwest direction approximately 1,000 feet west of the site.

On-site flows consist of surface runoff in a south and southwest direction toward the drainage ditch located just north and parallel to Baseline Avenue. This ditch connects to a double reinforced box culvert at Baseline Avenue and the SPRR railroad tracks on the west, and connects to the San Sevaine Channel further west. The San Sevaine Channel is concrete-lined and connects with Etiwanda Creek on the south. Etiwanda Creek eventually connects with the Santa Ana River further south.

San Sevaine Channel handles stormwater runoff from the area and runs in a southern direction near the western boundary of the City. Major stormwater flows have led to area flooding near the San Sevaine channel. The project site itself is outside the boundaries of the 100-year and 500-year floods associated with the San Sevaine channel. An assessment district for the North Fontana area has been established to finance improvements to the San Sevaine Channel. Improvements to the channel from Foothill Boulevard to Victoria Avenue have been completed, with other improvements slowly under construction.

(Sources: Chino Basin Municipal Water District, Fontana and Devore USGS Quadrangles, San Bernardino County Flood Control District, Fontana General Plan, California Landings FEIR, Phase 1 Environmental Assessment)

Thresholds of Significance

According to Appendix G of CEQA, a project will normally have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- Substantial degradation of water quality;
- Contamination of the public water supply;
- Substantial degradation or depletion of groundwater resources;
- Substantial interference with groundwater recharge;
- Use of water in a wasteful manner; or,
- Substantial flooding, erosion, or siltation.

Evaluation of Environmental Impacts

1. Would the project result in changes in absorption rates, drainage patterns, or the rate and amount of surface run off?

Less than Significant Impact. The proposed project will involve paving and construction on a vacant site. The increase in impervious surfaces on-site will lead to decreases in ground absorption and an increase in the amount of surface runoff. Also, drainage currently occurs as surface flows move across the site in a southwest direction. Project implementation will lead to the controlled diversion of surface runoff toward on-site curbs and gutters, and into a drainage line on Cherry Avenue, as well as the existing drainage ditch on Baseline Avenue.

The increase in impervious surfaces is estimated at around 96 acres. Thus, the decrease in ground absorption is relatively minor compared to the ground absorption area in the Chino basin (192,000 acres). The increase in the amount of surface runoff in the area is also minor compared to the hydraulic capacity of the San Sevaine Channel, which drains the majority of the City of Fontana.

At present, an earthen drainage ditch north of the existing pavement on Baseline Avenue conveys flows from the intersection of Cherry and Baseline to the existing box culvert. Ultimately, a double 10'x8' box culvert will be constructed along this project frontage in Baseline Avenue. This project will construct the northerly 10'x8' box culvert from Cherry Avenue to the eastern terminus of Planning Area 1. The westerly extension of this drainage facility from Cherry Avenue to the terminus of the existing double 10'x8' box culvert will be constructed from funds contributed by the City of Fontana and/or developer. In the event that construction of the street improvements commences prior to the completion of the extension of the double 10'x8' box culvert from the existing terminus to Cherry Avenue, the City and Developer may agree on the implementation of an interim detention basin which would be located on the future commercial site or other interim drainage method, which would discharge into the existing earthen drainage ditch. The use of an interim detention basin is subject to review and approval by the Fontana Planning Commission, and if necessary, the City Council. Any costs associated with construction of drainage facilities within Baseline Avenue which exceed the I-10 North drainage fee obligation will require a reimbursement agreement between the City of Fontana and Lewis Homes of California.

Based on the foregoing, development of the proposed project is not expected to have a significant adverse effect on groundwater resources, on- and off-site drainage patterns, or surface runoff volumes. As a consequence, no further assessment of this issue is warranted.

(Sources: Site Reconnaissance, Proposed Morningside Community Plan (May, 1997 Iteration))

2. Would the project result in exposure of people or property to water-related hazards such as flooding?

Less Than Significant Impact. The project site is outside any identified 100-year and 500-year flood plain, and there are no flood hazards on-site. Overflow of the San Sevaine Channel has led to localized flooding near the western edge of the City, but this flooding has not affected the project site, which is 1.8 miles to the east. Further, there are no nearby bodies of water or dams which pose an inundation hazard to the project site. Given the foregoing, no significant flooding exposure is anticipated for future residents and other occupants of the proposed project. As a consequence, no further assessment of this issue is warranted.

(Sources: Fontana General Plan, North Fontana Infrastructure Study EIR)

3. Would the project result in discharges into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen, or turbidity?)

Less Than Significant Impact. Construction of the proposed development will require grading and excavation activities which may allow eroded soils to enter the drainage ditch and the San Sevaine Channel. Construction activities on-site could also lead to debris and pollutants entering the storm drain system. This could lead to the degradation of stormwater quality in San Sevaine Creek and downstream channels. In accordance with the NPDES and as monitored by the Fontana Public Services Department, the developer shall comply with NPDES requirements regarding the implementation of Best Management Practices (BMPs) during construction. This will ensure that no impacts to stormwater quality occur during construction.

(Sources: Fontana and Devore USGS Quadrangles, North Fontana Infrastructure Study EIR)

4. Would the project result in changes in the amount of surface water in any water body?

Less than Significant Impact. The proposed project will increase the amount of surface runoff due to paving and construction on existing vacant areas. The runoff from the proposed project will be directed into drainage channels in the area and eventually be conveyed into the San Sevaine Channel, which drains an area of several thousand acres. Approximately 96 acres of the 120-acre project site will be paved over. The added impervious area is considered minor when compared to the watershed of the San Sevaine Channel and its hydraulic capacity. Thus, the increase in runoff that will be directed into the San Sevaine Channel is not considered to be significant, and no further assessment of this issue is warranted.

(Sources: Fontana and Devore USGS Quadrangles, North Fontana Infrastructure Study EIR)

5. Would the project result in changes in currents, or the course or direction of water movements?

Less Than Significant Impact. Lytle Creek is located 9 miles northeast of the project site, and San Sevaine Channel is located 1.8 miles to the west. Runoff from the project site will be minor and would be incapable of measurably changing the current, course, or direction of waters in either of these drainages. Given this, no significant effects are expected in this regard, and no further assessment of this issue is warranted.

(Sources: Fontana and Devore USGS Quadrangles, North Fontana Infrastructure Study EIR)

6. Would the project result in changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?

Less than Significant Impact. The proposed project does not involve the direct addition or withdrawal of groundwater resources, since no wells are planned on-site. Further, excavation activities on-site are not expected to exceed 10 feet below the ground surface. Since groundwater beneath the project site occurs between 400 to 500 feet below the surface, the development will not intercept an aquifer.

On the other hand, development of residential and commercial uses will lead to the paving of ground surfaces and a reduction in the amount of rainfall that is absorbed through the ground. Areawide, groundwater recharge to the Chino basin is made through the San Sevaine and Rich recharge basins, as well as alluvial fans near Lytle Creek at the base of the San Gabriel Mountains. The basin receives recharge from a 192,000-acre area. The loss of 96 acres of pervious area for recharge due to project site development represents a 0.005% loss of the total recharge area. As a consequence, this loss of groundwater recharge capability is not considered significant, and no further assessment of this issue is warranted.

(Sources: Fontana and Devore USGS Quadrangles, North Fontana Infrastructure Study EIR, Chino Basin Municipal Water District, Fontana Water Company)

7. Would the project result in altered direction or rate of flow of groundwater?

No Impact. The proposed project does not include the use of on-site water wells. Also, as indicated previously, project-related earth movement activities are not expected to extend to a depth greater than 10 feet, and groundwater occurs at depths between 400 and 500 feet below the ground surface. Water consumption from the project is estimated at 299,340 gallons per day and will be provided by the Fontana Water Company, which derives its

supply from groundwater wells in the area and surface water from Lytle Creek. The Fontana Water Company has indicated that the project's water demand can be met by the Company's supply. The Chino Basin Watermaster adjudicates the use of water resources in the basin and ensures that the amount of water pumped from the basin is replenished by rainfall or imported waters to prevent overdrafting. Thus, the project is not expected to result in water consumption that could alter the direction or rate of flow of the groundwater, and no further assessment of this issue is warranted.

(Sources: Fontana and Devore USGS Quadrangles, North Fontana Infrastructure Study EIR, Chino Basin Municipal Water District, Fontana Water Company)

8. Would the project result in impacts to groundwater quality?

Less Than Significant Impact. The proposed project will lead to the paving of approximately 96 acres of currently-vacant land. Thus, the ground absorption capabilities of the project site will decrease. Fertilizers which may be used in landscaping yards and other open areas are expected to be absorbed primarily by the plant materials. Trace amounts may remain on the surface soils, but these are not anticipated to reach the groundwater, which is 400 feet to 500 feet below the ground surface. Given this, no significant groundwater quality effects are anticipated to occur as a result of the proposed project, and no further assessment of this issue is warranted.

(Sources: Fontana and Devore USGS Quadrangles, Chino Basin Municipal Water District)

9. Would the project result in a substantial reduction in the amount of groundwater otherwise available for public water supplies?

Less than Significant Impact. The proposed project is estimated to require approximately 299,340 gallons of water per day for domestic use and landscape irrigation. This water demand is minimal when compared to the amount of water pumped from the Chino Basin (140,000 acre-feet per year) and the service area of the Fontana Water Company (the majority of the City of Fontana). Given the foregoing, no further assessment of this issue is warranted.

(Sources: Fontana Water Company, Chino Basin Municipal Water District, Sierra Lakes FEIR)

E. Air Quality

Environmental Setting

The project site is located near the eastern edge of the South Coast Air Basin of California. This Basin is a 6,600-square-mile area encompassing Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The Basin is bounded by the Pacific Ocean on the south and west and by the San Gabriel, San Bernardino, and San Jacinto mountains on the north and east.

The strength and location of a semipermanent, subtropical high pressure cell over the Pacific Ocean primarily controls the climate of the Basin. Climate is also affected by the moderating effects of differential heating between the land area of California and the adjacent Pacific Ocean. Warm summers, mild winters, infrequent rainfall, moderate daytime on-shore breezes, and moderate humidities characterize local climatic conditions. The climate of the project area is mild and pleasant year-round, with maximum temperatures ranging between 44 and 65 degrees Fahrenheit in winter and 58 to 95 degrees Fahrenheit in summer.

Precipitation is highly variable on a seasonal basis. Summers are often completely dry, and there are frequent periods of four to five months with no rain. In the winter, an occasional storm from the high latitudes sweeps across the coast, bringing rain. Annual rainfall is lowest in the coastal plain and inland valleys, higher in the foothills, and highest in the mountains. Annual rainfall in Fontana averages 14 inches and occurs almost exclusively from November to April.

Winds in the vicinity of the project site control both the initial dilution rate of locally-generated air pollutant emissions as well as their regional trajectory. Wind patterns for the Fontana area are similar to those in the Basin. During the day, the on-shore flow reaches inland across the coastal plain. Winds are from the west and have an average speed of 13 miles per hour. During the night, surface radiation cools the air in the surrounding mountains and hills. The air then flows into the valleys and meanders to the coast, producing a gentle land breeze. During summer, the nighttime land breeze nearly disappears. Conversely, the daytime sea breeze is weaker and of shorter duration in the winter. Santa Ana winds are occasional winds blowing from the northeast between the months of October and March.

The air quality readings in the Fontana area for the past 5 years have not exceeded state and federal ambient air quality standards for carbon monoxide, nitrogen oxide, or sulfur oxides.

The standards for ozone were exceeded 65 to 144 days per year between 1990 to 1995. The sources of ozone include nitrogen oxide emissions from areas southwest and west of the City.

Ambient levels of suspended particulates (PM_{10}) exceed the State standard between 56.7 percent to 72.9 percent of the samples in each year, with trends toward decreasing maximum concentrations. PM_{10} emissions in the immediate project area are principally generated by bare soils and grading and excavation activities, especially during periods of heavy winds.

Emissions in the immediate project area are principally from vehicles traveling on city streets and the Devore (I-15) Freeway, as well as those generated by area sources, such as adjacent industrial uses, and other heavy industries and equipment. Local emissions tend to disperse toward the northeast and east during the day, and slowly drift southwest or south at night. The project site is vacant, which may be contributing to particulate emissions during periods of heavy winds.

(Sources: SCAQMD Air Quality Management Plan, Air Monitoring Station Data, Site Reconnaissance)

Thresholds of Significance

According to Appendix G of CEQA, a project will normally have a significant adverse environmental impact on air quality if it results in any of the following:

- A conflict with adopted environmental plans and goals of the community where it is located; or,

- A violation of any ambient air quality standard, a significant contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations.

The South Coast Air Quality Management District (SCAQMD) has also established emissions thresholds for a number of criteria pollutants. These thresholds apply to both short-term (construction-related) emissions and long-term (operational) emissions. They are:

- 550 pounds per day for carbon monoxide (CO)
- 55 pounds per day for nitrogen oxides (NO_x)
- 55 pounds per day for reactive organic gases (ROG)
- 150 pounds per day for sulfate oxides (SO_x)
- 150 pounds per day for particulates ten microns or less in size (PM_{10})

1. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?

Potentially Significant Unless Mitigation Incorporated. Grading and excavation activities associated with construction of the proposed community plan will lead to fugitive dust, PM_{10}, and pollutant emissions from construction equipment, construction crew vehicle trips, and truck trips during construction. It is estimated that 100 pounds of fugitive dust per acre per day may be generated by grading and excavation activities, and 26.4 pounds of PM_{10} may be generated per acre disturbed per day. Santa Ana winds may lead to the erosion of bare soils during grading and excavation. Based on SCAQMD's screening table for construction (Table 6-3), the project is not expected to generate construction-related emissions that would exceed thresholds of significance (less than 1.3 million square feet of residential floor area, less than 1 million square feet of commercial floor area, and less than 177 acres of grading). The developer shall comply with SCAQMD Rule 403 regarding fugitive dust control. The measures may include regular watering of exposed areas; truck wheel washing; suspension of earth-moving activities during high winds and smog alerts; use of well-tuned equipment; etc.

The proposed Community Plan will lead to the development of 440 dwelling units and 100,000 square feet of commercial uses. Air quality emissions that will accompany the use and occupancy of this development include mobile source pollutant emissions from vehicle trips, stationary source emissions from power and natural gas consumption, and stationary source emission from potential on-site activities such as barbecues and fireplaces in residential homes, and restaurants, dry cleaners, photo shops, gasoline stations, and similar future commercial uses. Table 6-3 presents estimates of the expected operational pollutant emissions from vehicular trips and energy consumption created by the project.

As shown, the project is expected to generate pollutant emissions which will exceed SCAQMD thresholds for carbon monoxide, nitrogen oxides, and reactive organic gases. The majority of these emissions will come from vehicle trips to and from the commercial uses at the southwest corner of the site. The project proposes the inclusion of the following components and measures by which to effect emissions reductions:

- Bus turnouts and bus stops
- Pedestrian walkways and facilities
- Bike facilities
- Synchronized traffic signals
- Residential uses adjacent to commercial uses
- Compliance with Title 24 energy conservation measures

TABLE 6-3 OPERATIONAL DAILY POLLUTANT EMISSIONS (lbs/day)						
Emission Source	**Number of Trips**	**CO**	**NO_x**	**ROG**	**SO_x**	**PM_{10}**
Residential Trips	4,200 trips	1,173.82	142.14	125.35	9.05	16.35
Commercial Trips	7,070 trips	1,687.20	206.40	168.60	14.30	24.10
Electricity Consumption	10,495 kWh/day	2.17	12.48	0.11	1.31	0.44
Gas Consumption	107,229 cf/day	2.31	10.81	0.61	0.00	0.02
Total		2,865.50	371.83	294.67	24.66	40.91
Threshold		550.00	55.00	55.00	150.00	150.00
Source: SCAQMD MAAQI Computer Model.						

To further reduce project-related air emissions, the proposed project shall comply with City of Fontana ARTICLE XIV, *Transportation Demand Management*, Division 1, *Transportation Demand Management*, Sections 30-383 through 30-386. These measures will reduce CO, NO_x, and ROG emissions from residential and commercial trips by up to 20 percent.

The proposed development is in general conformity with the Fontana General Plan. As a consequence, its air quality impacts have been considered as part of the 1991 General Plan Update and the North Fontana Infrastructure Study EIR. Therefore, the City has already considered the potential impacts associated with the development of vacant areas in Fontana, including the project site. The proposed development would represent less than 1 percent (0.72%) of future development in the City, and less than 2.0 percent of the development anticipated in the North Fontana area alone. Thus, its air quality impacts would not be substantial or significant in the context of the estimated pollutant emissions from future development expected in North Fontana and in the City as a whole.

(Sources: SCAQMD Model for the Analysis of Air Quality Impacts, Fontana General Plan, Site Reconnaissance, Proposed Morningside Community Plan (May, 1997 Iteration))

2. Would the project expose sensitive receptors to pollutants?

Potentially Significant Unless Mitigation Incorporated. The proposed development would create short-term and long-term air quality impacts which may affect sensitive receptors.

Short-Term (Construction-Related)

During construction, fugitive dust and PM_{10} particulate emissions may affect adjacent residences at Rancho Fontana. As much as 110 pounds of fugitive dust per acre per day can be generated, including 26.4 pounds of PM_{10}. Measures to reduce impacts to sensitive receptors shall be implemented to ensure that fugitive dust nuisance is eliminated or reduced from adjacent properties. The developer shall comply with SCAQMD Rule 403 regarding fugitive dust control. The measures may include regular watering of exposed areas; truck wheel washing; suspension of earth-moving activities during high winds and smog alerts; use of well-tuned equipment; etc.

Long-Term (Operations-Related)

The nearest sensitive uses to the project site are the single-family homes at the Village of Heritage to the southwest and in Rancho Fontana to the southeast. These homes would be exposed to vehicle emissions on Baseline Avenue. However, since vehicle emissions will occur on roadways and freeways in the region that will be used by vehicles coming to and from the site and will not be limited to the site, air pollutants will not be concentrated in these adjacent residential areas. Also, intersections that will be affected by the project would operate at LOS D or better after implementation of roadway improvements and other measures discussed in the following section, *Traffic and Circulation*. Based on SCAQMD's Air Quality Handbook (Table 5-4), the estimated CO concentration would be 12.5 ppm, which is less than the State standard of 20 ppm.

Future commercial uses such as gas stations, dry cleaners, restaurants with charbroilers, printers, photography stores, etc., could be sources of stationary pollutant emissions. However, prior to the issuance of building permits from the City of Fontana, such uses would be required to obtain the appropriate SCAQMD permits for any stationary emission sources they may include. This will assist in ensuring that no toxic air emissions are created which could pose a health hazard to site and vicinity occupants and visitors. Consequently, no significant impacts are expected in this regard.

(Sources: Site Reconnaissance, SCAQMD CEQA Air Quality Handbook)

3. Would the project alter air movements, moisture, or temperature, or cause any change in climate?

No Impact. The proposed project will feature one- and two-story structures, typical of residential homes found in nearby areas. The project will not feature any structure large enough to alter air movement, or uses which may affect moisture or temperature in the area. Climate in the area is expected to remain the same with the proposed project.

(Sources: SCAQMD Air Quality Management Plan, Site Reconnaissance)

4. Would the project create objectionable odors?

Less than Significant Impact. There are no objectionable odors that are currently present on-site or in the adjacent areas, and none of the adjacent land uses have the potential to create objectionable odors. The proposed development will consist mainly of residential uses, which are not expected to create objectionable odors. Commercial uses on-site will likely consist of office and retail shops, which have limited potential for objectionable odors. Restaurants which may be located within the commercial area on-site may create odors associated with their methods of cooking (e.g., charbroilers). It is noted that apparatus such as the example given are also required to obtain permits to operate from SCAQMD. As a result, no significant effects upon air quality are anticipated in this regard.

(Source: Site Reconnaissance, Proposed Morningside Community Plan (May, 1997 Iteration))

F. Transportation/Circulation

Environmental Setting

Regional access to the site is provided by the San Bernardino Freeway (I-10) and the Devore Freeway (I-15). The I-10 Freeway is a major east-west route connecting Fontana with the Los Angeles metropolitan area on the west and the desert areas on the east. The I-15 Freeway runs north-south from San Diego on the south to Barstow and Las Vegas on the north.

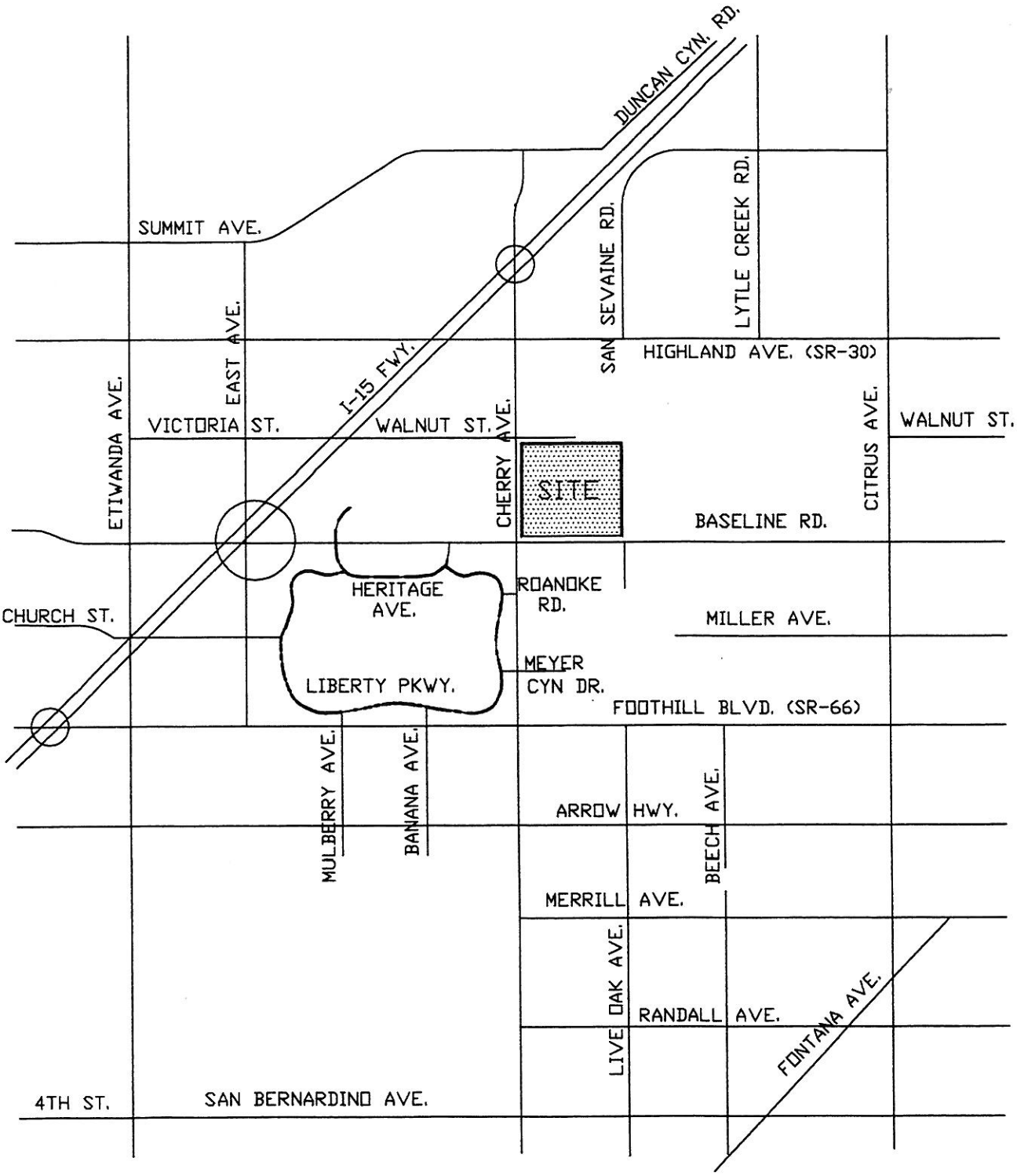
Roadways serving the project site include Baseline Avenue on the south and Cherry Avenue on the west. Both are major arterial roadways in the City of Fontana and are CMP-designated roadways. Baseline Avenue is a 6-lane divided major arterial near the I-15, and becomes a 2-lane undivided arterial along the southern boundary of the project site. Baseline Avenue carries approximately 14,000 to 15,300 vehicles per day. It has a full interchange with the I-15 freeway west of the site.

Cherry Avenue is a 2-lane undivided arterial north of Baseline Avenue and a 4-lane divided arterial south of Baseline Avenue. Cherry Avenue carries a daily volume of 4,700 to 7,500 vehicles near the project site. Table 6-4 summarizes roadway and traffic characteristics, and Figure L shows the roadway network serving the project site and existing ADTs.

TABLE 6-4
LOCAL ROADWAYS

Roadway	Existing Lanes	Classification/ Right-of-way	Existing Traffic Volume
Devore Freeway (I-15)	8-Divided	Freeway	
North of Baseline			86,000
South of Baseline			99,000
Baseline Avenue		Major Highway (132')	
West of Cherry	6-Divided		14,000
East of Cherry	2-Undivided		15,300
Cherry Avenue		Major Highway (132')	
North of Baseline	2-Undivided		4,700
South of Baseline	4-Divided		7,500
Foothill Avenue	4-Divided	Major Highway (132')	
West of Cherry			20,600
East of Cherry			21,100
Highland Avenue	2-Undivided	Primary Highway (104')	
West of Cherry			11,300
East of Cherry			11,300

Source: RKJK - Traffic Impact Analyses (Various - 6/12/95; 5/23/96; 6/6/96; 4/8/97)



NOT TO SCALE

Morningside

Lewis Homes

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EXISTING VICINITY ROADWAYS AND AVERAGE DAILY TRAFFIC VOLUMES

FIGURE L

Most intersections in the project area operate at LOS D or better. Intersections that experience operational deficiencies include East Avenue at Victoria Avenue, I-15 freeway at Baseline Avenue and Foothill Boulevard, Cherry Avenue at Highland Avenue, and Citrus Avenue at Baseline Avenue and Miller Avenue. Traffic signals appear to be warranted at the following intersections: East Avenue and Baseline Avenue, I-15 freeway and Baseline (north- and south-bound), I-15 freeway and Foothill, Heritage Circle East and Baseline Avenue, Cherry Avenue at Highland, Merrill and Randall, Beech at Foothill, and Citrus at Highland and Miller. Since many of the roadways have not been fully constructed to their Master Plan classification, roadway improvements planned for the I-15, SR-30 (Highland Avenue) and its frontage roads, and other major arterials, are expected to relieve existing roadway deficiencies in the area.

Omnitrans provides public transportation services to the City. Near the project site, Bus Route 74 runs on Foothill Boulevard and into the Village of Heritage development, west of the project site. The downtown Fontana TransCenter serves as a transfer station for several other intercity bus routes and Metrolink trains.

The nearest railroad is the Southern Pacific, located approximately 0.45 miles south and 0.75 miles west of the project site and running in a southeast to northwest direction. The nearest airport is the Rialto Airport, located 8 miles to the west. Rialto Airport is a general aviation airport owned by the City of Rialto. Ontario International Airport is a commercial airport owned by the City of Los Angeles and located approximately 14 miles from the project site. It presently serves nine passenger airlines and several freight companies (UPS, Federal Express, Airborne Express, Armory World Wide, DHL Express, and the U.S. Post Office). Fixed-base operators (auto instrument repair) and United Beachcraft West Wells Aviation (park and refuel aircraft) also have facilities on-site.

(Sources: RKJK - Traffic Impact Analyses (Various - 6/12/95; 5/23/96; 6/6/96; 4/8/97), Fontana General Plan, Fontana MEA)

Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on traffic and circulation if it causes an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The Circulation Element of the Fontana General Plan has established a minimum level of service standard for roadways in the City at LOS C. The City of Fontana considers a roadway improvement that may be required for a project, but is consistent with the Fontana General Plan Circulation Element, to be a *less than significant* impact provided the project contributes its fair share funding for the improvement. Any impact which cannot be mitigated by improvements consistent with the Circulation Element is considered significant. The San Bernardino County Congestion Management Plan has established LOS E as the minimum acceptable LOS standard for the CMP network.

Evaluation of Environmental Impacts

1. Would the project result in increased vehicle trips or traffic congestion?

Potentially Significant Unless Mitigation Incorporated. As indicated previously, the proposed project has undergone a variety of changes since 1990, the time of its initial submittal to the city as The Promenade Community Plan. During the planning stages of the current Morningside Community Plan Project, two technical traffic reports and one report addendum have been prepared. The first traffic study was prepared in 1995 to address the requirements of the San Bernardino County Congestion Management Program as well as City of Fontana traffic impact analysis requirements. This traffic report (*Promenade Traffic Impact Study Report dated June 12, 1995)* assessed impacts of the proposed development on the roadway system for opening year (1997) conditions as well as Year 2015. It is noted that the Community Plan development assumptions at that time included 405 single family dwelling units and 100,000 square feet of commercial retail uses.

During 1996, an evaluation of the project at the aforementioned development assumptions was conducted to address the effect of the proposed project at adjacent intersections for interim development phases. This study *(Morningside Community Plan Supplemental Phasing Analysis, dated May 23, 1996)*, evaluated the various phasing scenarios with the following levels of development:

- Year 1997 Without the Project
- Year 1997 With 50% of the Lewis Homes Residential Development Only
- Year 2000 With the Entire Lewis Homes Residential Development
- Year 2002 With Full Buildout of the Proposed Community Plan

At the request of the San Bernardino Associated Governments (SANBAG), an additional traffic study *(The Promenade [now called Morningside] Traffic Impact Analysis Report Addendum dated June 6, 1996)* was prepared, which resulted in deriving a revised project fair share estimate of $334,795.00. The fair share estimate was determined via a calculation of the project contribution to total new traffic on any CMP facility where a deficiency had been identified for Year 2015 conditions. At the completion of their review, SANBAG issued a letter on June 10, 1996 which indicated that the study met the guidelines set forth in the Congestion Management Program (CMP).

Since that time, the development parameters of the proposed project have changed to those reflected in this document and comprise the currently-proposed Morningside Community Plan. In essence, while the amount of commercial retail square footage remains the same (100,000 square feet), the number of dwelling units has increased from the previous 405 to 440, while the number of homes to be developed by Lewis Homes of California increased from 325 to 360. In addition, an on-site park is no longer part of the present Community Plan.

The implications of the proposed project, as currently revised, on the results of the aforementioned studies are reported in an updated traffic report *(Morningside Revised Project Traffic Analysis Review dated April 8, 1997)*. Tables 6-5a and 6-5b present the trip generation estimates for the proposed project, both as previously defined and as currently revised, respectively. As indicated, the proposed development is anticipated to generate approximately 11,270 daily vehicle trips, based on trip generation factors published by the Institute of Transportation Engineers. Approximately 490 vehicle trips are expected during the A.M. Peak Hour, and 1,110 vehicle trips are expected during the P.M. Peak Hour. The revised project results in an increase of 330 daily vehicle trips. This increase is 3% greater than the daily trips generated by the previous iteration of the proposed project.

In addition, the net increase in peak hour traffic is 30 vehicles during the morning peak hour (20 outbound and 10 inbound) and 35 vehicles during the evening peak hour (25 inbound and 10 outbound). However, the maximum peak hour increase on any roadway segment is 15 vehicles per hour. This maximum value decreases significantly as traffic volumes disperse throughout the roadway network. These changes are significantly lower than the threshold amount of 80 peak hour vehicle trips used by SANBAG to determine whether intersections need to be analyzed in traffic impact analysis reports.

TABLE 6-5a
TRIP GENERATION (Previous Project Development Parameters)

Land Use	Quantity	Trip Generation	Inbound AM Peak Hour	Outbound AM Peak Hour	Inbound PM Peak Hour	Outbound PM Peak Hour
SF Residential	325 80	3,100 760	60 15	180 45	215 55	115 30
Park	1.0 AC	10	Nominal	Nominal	Nominal	Nominal
Commercial Retail	100.0 TSF	7,070	100	60	330	330
Total	--	**10,940**	**175**	**285**	**600**	**475**

Source: RKJK - Traffic Impact Analyses (Various - 6/12/95; 5/23/96; 6/6/96; 4/8/97)

TABLE 6-5b
TRIP GENERATION (Current Proposed Morningside Community Plan)

Land Use	Trip Rate	Trip Generation	Inbound AM Peak Hour	Outbound AM Peak Hour	Inbound PM Peak Hour	Outbound PM Peak Hour
Residential	9.55 trips/unit					
360 units		3,440	70	200	240	125
80 units		760	15	45	55	30
Commercial	70.67 trips/ksf	7,070	100	60	330	330
Total	--	**11,270**	**185**	**305**	**625**	**485**

Source: RKJK - Traffic Impact Analyses (Various - 6/12/95; 5/23/96; 6/6/96; 4/8/97)

The specific impacts of the proposed project on the immediate and vicinity circulation system are presented in the previously-mentioned traffic studies. Mitigation measures to be implemented by the proposed project are identified below. The extent to which each may occur on a project phase-by-phase basis are graphically presented on Figures M, N, and O, respectively. In addition, Figures P and Q display recommended project circulation and bus turnout/stop recommendations.

1. Prior to the issuance of occupancy permits for the homes adjacent to the construction and for which the permit is being requested, the developer shall construct the adjacent roadway improvements in accordance with the Tentative Map Conditions of Approval as noted below:

   - ***Planning Area One*** - Widen Baseline Avenue from Cherry Avenue to the easterly boundary of P.A. 1. Remove existing south median curb to allow lane transitions from proposed lanes within this reach to existing lane conditions to the east and west of the project. Cherry Avenue adjacent to P.A. 1 will be constructed with full half street improvements. Construct transitional pavements to the north and south to existing conditions. Widen Cherry Avenue north of Baseline Avenue to provide one additional southbound through/right-turn lane.

   - ***Planning Area Two*** - Cherry Avenue adjacent to P.A. 2 will be constructed with full half street improvements. Construct transitional pavement north of Walnut Avenue to join existing conditions. Walnut Avenue from Cherry Avenue to secondary entry street will be constructed with 36 feet of pavement, south curb and gutter, and parkway improvements. The median will be deferred until development occurs along the north side of Walnut Avenue. At that time, the south curb of the median will be constructed with fees paid into the City's Circulation Program.

- ***Planning Area Three*** - Walnut Avenue from secondary entry street to San Sevaine Avenue will be constructed with 36 feet of pavement, south curbs and gutter, and parkway improvements. The median will be deferred until development occurs along the north side of Walnut. At that time, the south curb of the median will be constructed with fees paid into the City's Circulation Program. San Sevaine will be constructed with 32 feet of pavement, west curb and gutter, and parkway improvements adjacent to P.A. 3.

- ***Planning Area Four*** - Complete full half street improvements along Cherry Avenue from P.A. 3 to Baseline Avenue.

- ***Planning Area Five*** - San Sevaine will be constructed with full half street improvements from Baseline Avenue to P.A. 3. Baseline Avenue will be widened from San Sevaine Road to P.A. 1.

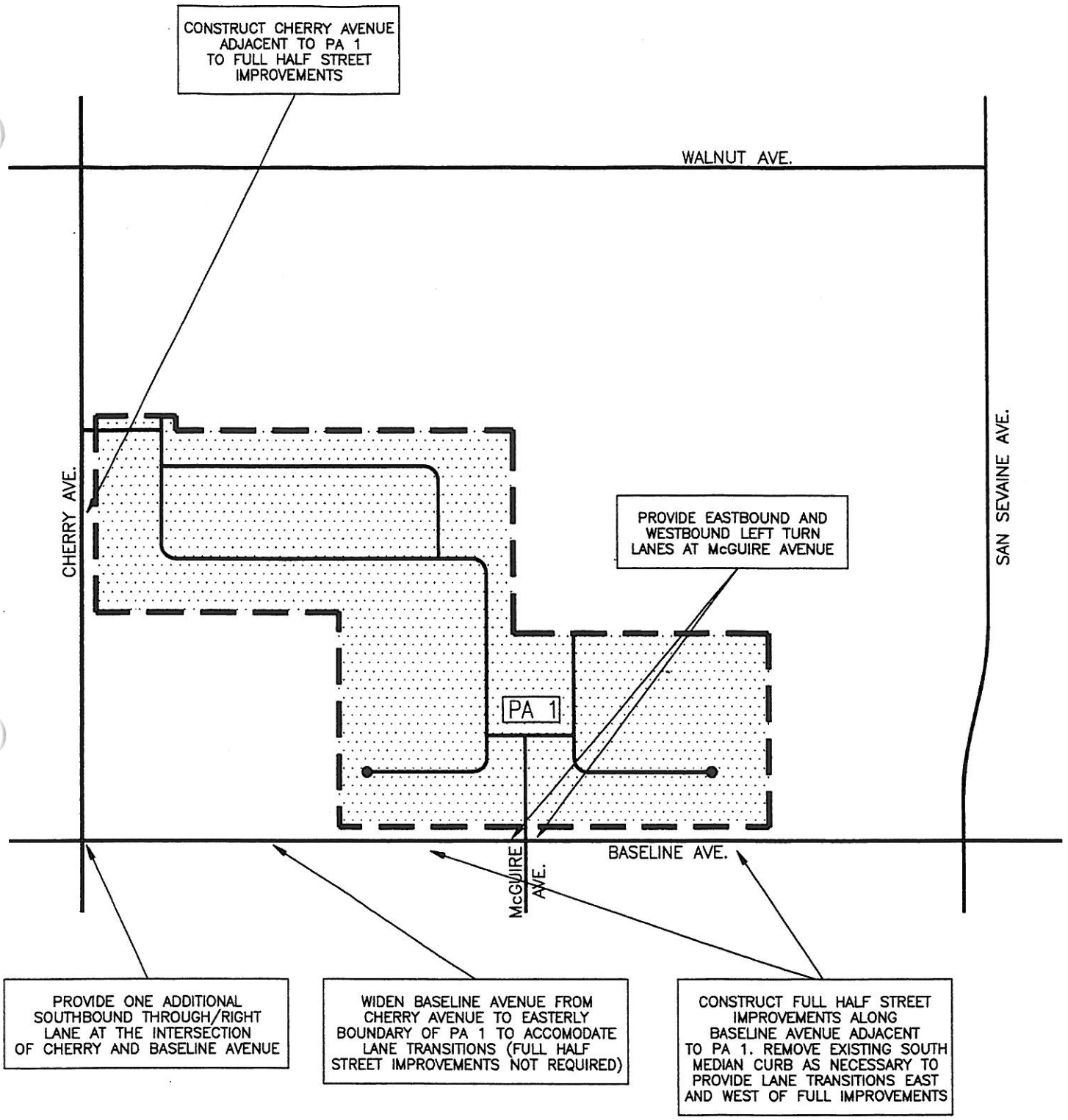
- ***Baseline Avenue Median*** - Development along the north side of Baseline Avenue west of Cherry Avenue and east of this project will initiate roadway improvements along those frontages. Currently, the traffic flow is on the south side of Baseline Avenue. In order to maintain acceptable transitions to the existing lanes westerly and easterly, the construction of the raised median in Baseline Avenue will be deferred until development occurs to the east and west, and the City has constructed the ultimate box culvert in Baseline. At that time, the raised median will be constructed and paid for from fees paid toward the circulation program.

  This section provides the framework for the phasing of the off-site circulation improvements. If it is determined prior to approval of the final map that minor modifications to this framework are necessary, either to the components of the roadway improvements which will be constructed with each phase or to the off-site construction phasing itself, such modifications may be approved by the City Engineer and/or the Community Development Director, as appropriate.

2. The developer shall contribute to the provision of a traffic signal at the intersections of Cherry/Walnut and Baseline/"A" Street on a fair share basis, and shall modify the existing signal at the Baseline/Cherry Avenue intersection.

3. The developer shall install traffic signs needed to control traffic flow to and from the site, as warranted.

4. The developer shall participate in the City's circulation fee program through the payment of appropriate fees or construction in lieu of fees.

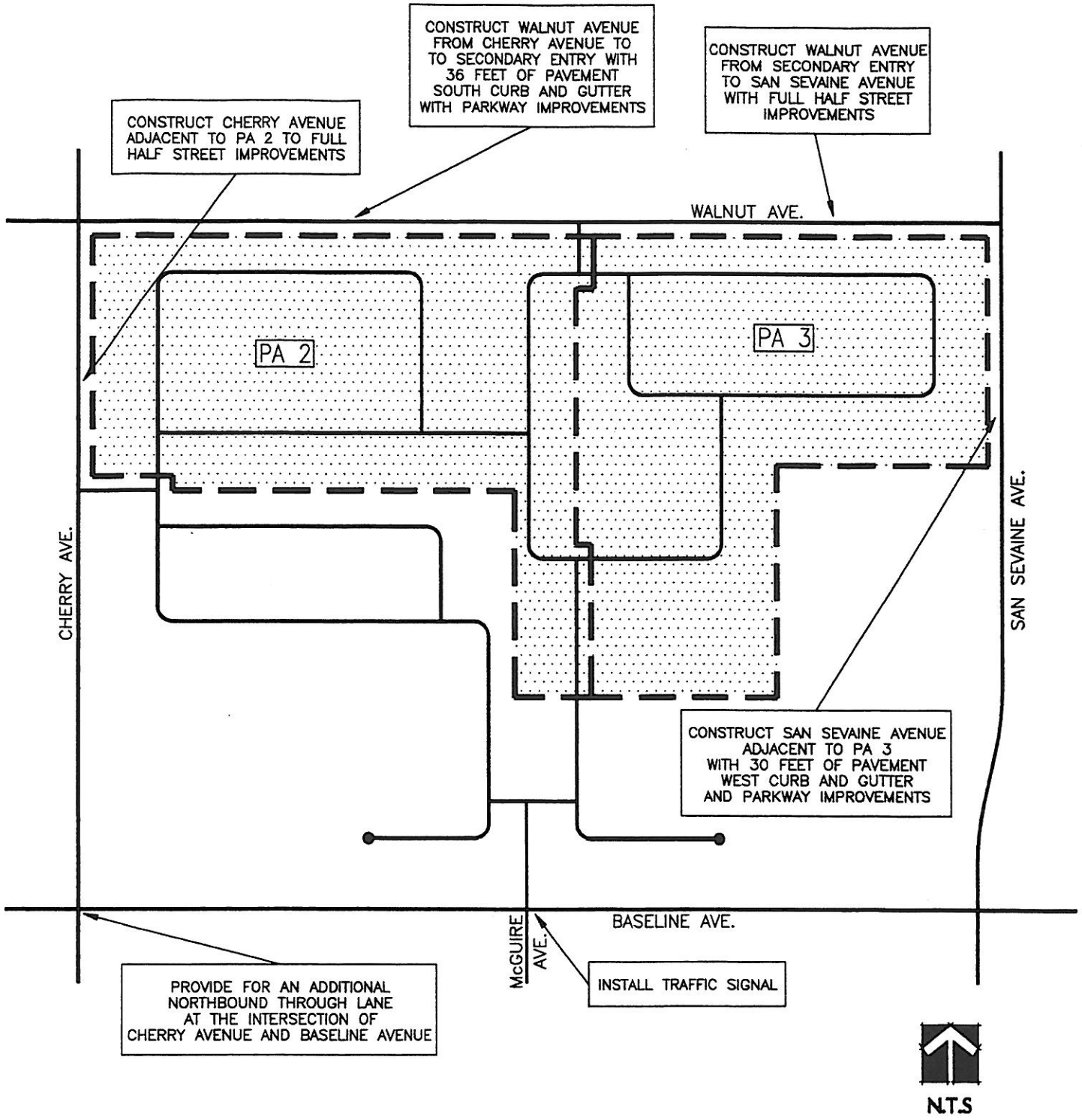


Morningside

Lewis Homes

PLANNING AREA 1 ON AND OFF SITE IMPROVEMENTS

FIGURE M

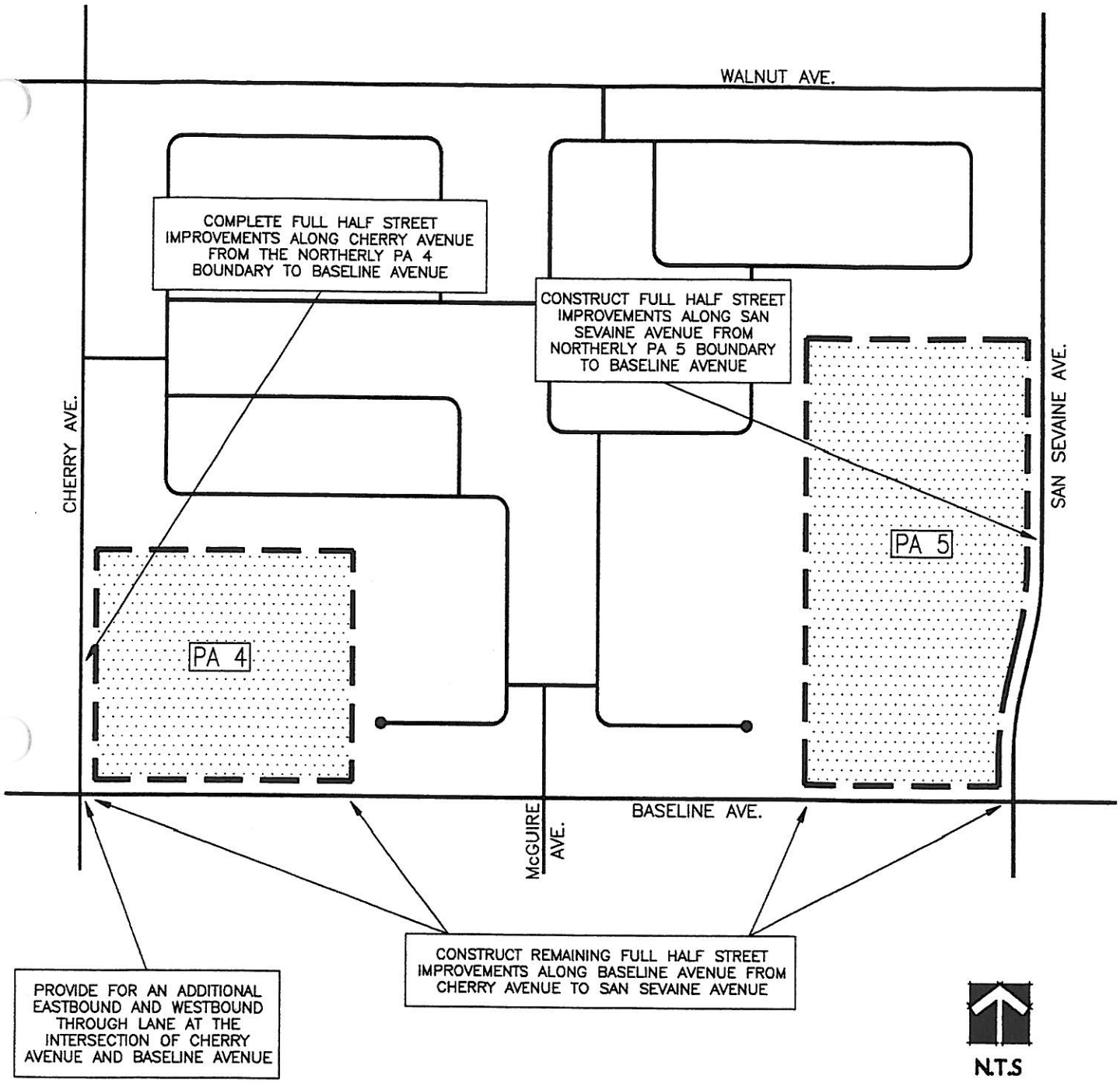


Morningside

Lewis Homes

PLANNING AREAS 2 AND 3
ON AND OFF SITE IMPROVEMENTS

FIGURE N



PA 1 = PLANNING AREA

Morningside

Lewis Homes

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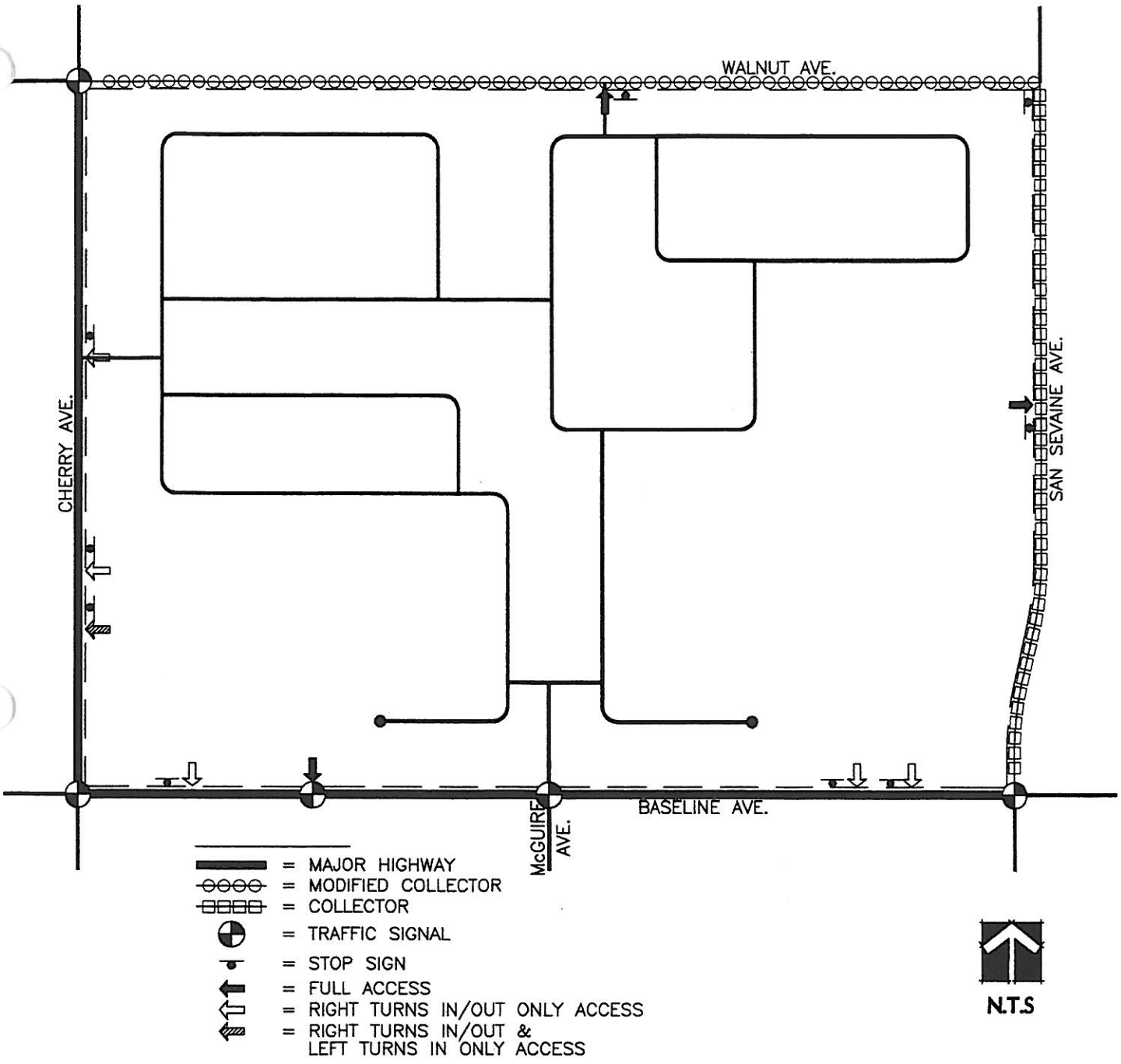
PLANNING AREAS 4 AND 5 ON AND OFF SITE IMPROVEMENTS

FIGURE 0

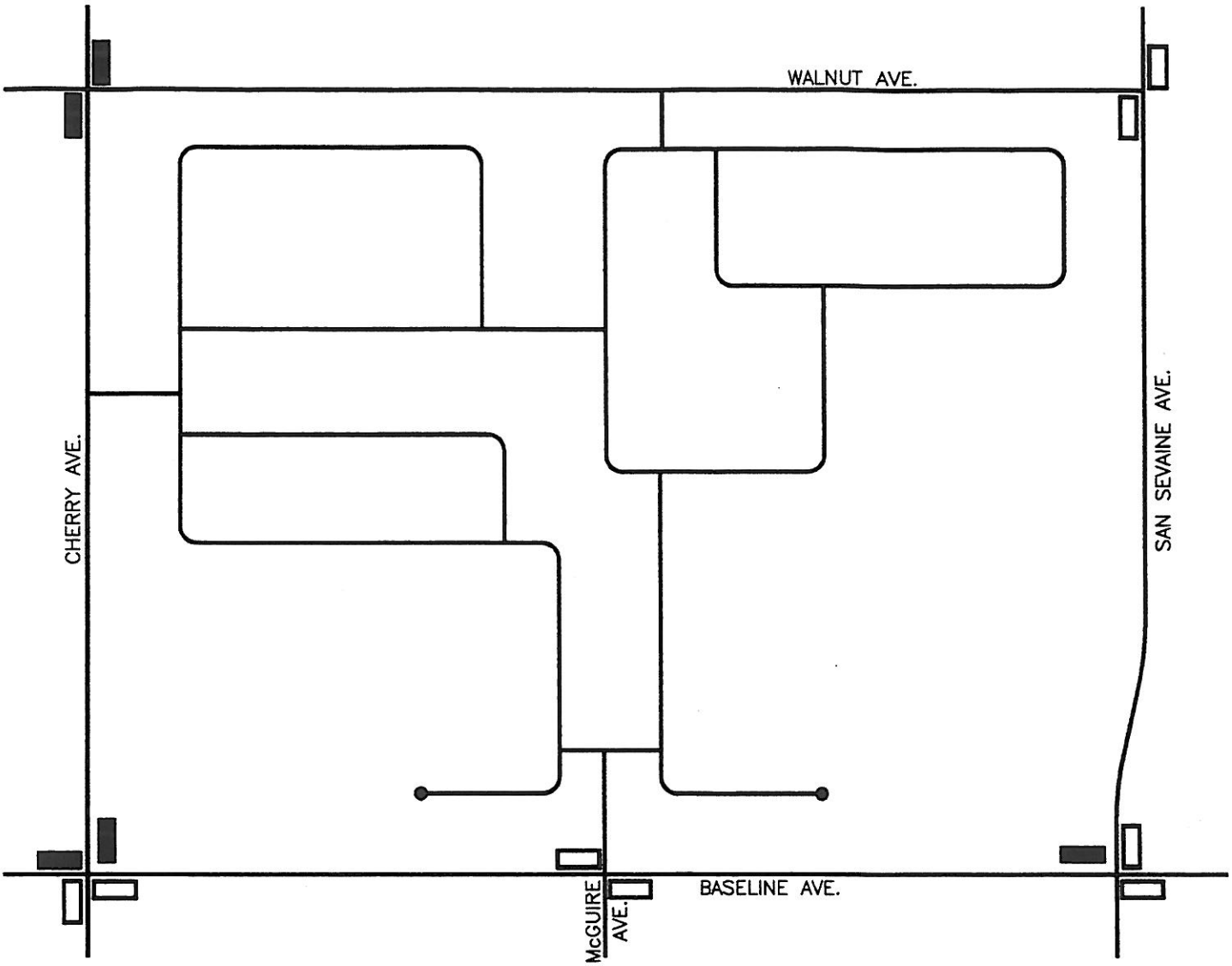


Morningside

Lewis Homes

PROJECT CIRCULATION RECOMMENDATIONS

FIGURE P



= BUS TURNOUT

= BUS STOP

N.T.S

Morningside

Lewis Homes

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BUS TURNOUT AND STOP LOCATIONS

FIGURE Q

5. Prior to the issuance of building permits, the developer shall implement trip reduction measures identified in Section 30-385. *Trip Reduction Measures*, as set forth in the City of Fontana's Transportation Demand Management Program (ARTICLE XIV. *Transportation Demand Management,* Division 1. *Transportation Demand Management,* Sections 30-383 through 30-386). Excluded from this requirement are TDM measures already incorporated into the proposed project.

6. Prior to recordation of a final map, the Developer shall work with Omnitrans to confirm approval of currently recommended on-site bus turnout/stop locations along perimeter roadway intersections. The developer shall construct bus turnout/stop locations concurrent with adjacent street improvements.

It is also noted that none of the freeway mainline segments are expected to operate at unacceptable levels of service (LOS E or F) at year 2015 with or without the project. The intersection improvements needed to maintain acceptable levels of service by year 2015 are listed in Table 6-6. These roadway improvements are estimated to cost $6.058 million. The Morningside Community Plan impacts as a proportion of the total traffic will be mitigated via fair-share contribution of fees based on the North Fontana Infrastructure Fee Program. Also, it is expected that the City will provide ongoing monitoring to ensure area roadways continue to operate at acceptable levels of service.

Implementation of the measures outlined above will allow all roadways to operate at acceptable levels of service. These proposed mitigations are consistent with the Fontana Circulation Element. The developer shall participate in the City's circulation fee program through the payment of appropriate fees or construction in lieu of fees. Thus, impacts will be insignificant after mitigation.

(Sources: RKJK - Traffic Impact Analyses (Various - 6/12/95; 5/23/96; 6/6/96; 4/8/97), Fontana General Plan)

2. Would the project result in hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The proposed planned community will feature a community local street with a 59'/64' right-of-way. This internal roadway will generally run in a north-south direction through the project site. Other internal streets with 50- and 54-foot right-of-ways will also be provided to serve individual lots on the site. Project roadways will reflect designs and standards in full compliance with applicable City requirements. Given this, no sharp corners or dangerous intersections will be constructed on-site.

TABLE 6-6
INTERSECTION IMPROVEMENTS

Roadway/Intersection	Mitigation
East Avenue at Baseline Avenue	Install Traffic Signal Construct northbound left-turn lane Modify southbound right-turn lane with overlap
I-15 Freeway southbound ramps at Baseline	Install Traffic Signal Construct southbound left-turn lane Construct eastbound free right-turn lane Construct westbound right-turn loop ramp
I-15 northbound ramps at Baseline	Install Traffic Signal Construct northbound left-turn lane Construct northbound free right-turn lane Construct eastbound left-turn lane Construct eastbound right-turn lane to through lane
Highland Avenue at Baseline	Construct from Baseline to north of Baseline Install Traffic Signal
Heritage Circle West at Baseline	Construct northbound left-turn lane Construct southbound right-turn lane with overlap Construct eastbound left-turn lane
Heritage Circle East at Baseline	Install Traffic Signal Construct 2 westbound through lanes Construct 2 eastbound through lanes
Cherry at Foothill	Construct northbound through lane Convert eastbound right-turn lane to through lane
at Arrow Highway	Construct eastbound left-turn lane Construct westbound left-turn lane
at Merrill	Install Traffic Signal
at Randall	Install Traffic Signal
San Sevaine Avenue	Construct Summit Avenue from San Sevaine to Beech Construct Summit from Beech to Lytle Creek Road Construct Summit from Citrus to Sierra Avenue
at Baseline	Install Traffic Signal
Beech Avenue	Construct from Summit to Highland Construct from Highland to Baseline Construct from Baseline to Foothill
at Baseline	Install Traffic Signal

Source: RKJK - Traffic Impact Analyses (Various - 6/12/95; 5/23/96; 6/6/96; 4/8/97)

The commercial area on the southwest corner will be accessed directly by driveways on Cherry Avenue and Baseline Avenue. It will be separated from the residential units by a block wall. Thus, commercial traffic is not expected to enter into the residential streets within the proposed development.

(Sources: RKJK - Traffic Impact Analyses (Various - 6/12/95; 5/23/96; 6/6/96; 4/8/97), Fontana General Plan)

3. Would the project result in inadequate emergency access or access to nearby uses?

Less Than Significant Impact. The project site does not serve as an emergency route to nearby uses. Also, adjacent uses are primarily vacant and have direct access to local streets. It is also noted that the proposed project provides emergency vehicle access from each of the public circulation system components which either presently or will ultimately exist along the perimeter of the proposed project (Baseline, Cherry, Walnut, and San Sevaine Avenues). Approval of the site plan by the San Bernardino County Fire Department will also ensure that emergency access to all on-site structures is adequate. Based on the foregoing, no significant effects upon emergency access are anticipated as a result of the proposed project, and no further assessment of this issue is warranted.

(Sources: RKJK - Traffic Impact Analyses (Various - 6/12/95; 5/23/96; 6/6/96; 4/8/97), Fontana General Plan)

4. Would the project result in insufficient parking capacity on-site or off-site?

No Impact. The proposed project will provide on-site parking garages for individual dwelling units. In addition, on-street parking shall be allowed within residential streets. The commercial development on the southwest corner will also provide parking spaces in accordance with the City's requirements. Based on a total of 100,000 square feet of commercial uses and the City standard of 1 parking space per 175 square feet of gross floor area, at least 572 parking spaces will be provided on-site. Given the foregoing, no significant parking-related impacts attributable to the proposed project are anticipated, and no further assessment of this issue is warranted.

(Sources: RKJK - Traffic Impact Analyses (Various - 6/12/95; 5/23/96; 6/6/96; 4/8/97), Fontana Zoning and Development Code)

5. Would the project result in hazards or barriers for pedestrians or bicyclists?

Less than Significant Impact. The site or adjacent area is currently not used as a bikeway or pedestrian trail, nor are bike routes or pedestrian sidewalks available near the site. The project will provide bikeways around and within the site to serve residents and employees. In accordance with the City's bikeway plan, the bikeway proposed on-site along Baseline Avenue would extend west toward the SCE utility easement and connect with Rancho

Cucamonga trails on the west and with Rialto trails on the east. Sidewalks will also be provided along street rights-of-way to serve the public. The introduction of pedestrians and bicyclists to the area may increase the potential for accidents between vehicles and pedestrians, and/or bicyclists. Bike lane signage and crosswalks will be provided on street intersections and driveways to allow for safe pedestrian and bicyclist travel. Based on the foregoing, no significant hazards or barriers for pedestrians or bicyclists are anticipated as a result of the proposed project. As a result, no further assessment of this issue is warranted.

(Sources: RKJK - Traffic Impact Analyses (Various - 6/12/95; 5/23/96; 6/6/96; 4/8/97), Fontana General Plan)

6. Would the project result in conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact. Omnitrans provides public transportation services to the City. The nearest bus routes (Route 20, 73, and 74) run through the areas east, south, and west of the site. The residents and employees at the Morningside development may increase the demand for public transit in the area. The proposed project will provide opportunities for the use of alternative transportation. Bike paths will be provided along the perimeter roadways and the main collector roadways at the site. Additionally, prior to the issuance of building permits, the developer shall implement trip reduction measures identified in Section 30-385, *Trip Reduction Measures*, as set forth in the City of Fontana's Transportation Demand Management Program (ARTICLE XIV, *Transportation Demand Management,* Division 1, *Transportation Demand Management,* Sections 30-383 through 30-386). Excluded from this requirement are TDM measures already incorporated into the proposed project. Further, the developer will obtain Omnitrans approval of bus turnout/stop locations as mentioned above. The developer shall construct bus turnout/stop locations concurrent with adjacent street improvements. No adverse impacts on public transit are expected. As a result, no further assessment of this issue is warranted.

(Sources: RKJK - Traffic Impact Analyses (Various - 6/12/95; 5/23/96; 6/6/96; 4/8/97), Omnitrans Bus Book)

7. Would the project result in rail, waterborne, or air traffic impacts?

Less Than Significant Impact. The nearest railroad is the Southern Pacific Railroad, located approximately 0.45 mile south of the site, and is oriented in a southeast-northwest alignment. The nearest airport is the Rialto Airport, located 8 miles west of the project site on Miro Way. Ontario International Airport is located to the west, approximately 14 miles from the site. The proposed residential and commercial development will not have a direct effect upon area air, rail, or waterborne transportation facilities, except perhaps as typical service consumers. As a result, any project-related effects on such facilities are considered negligible. Given this, no further assessment of this issue is warranted.

(Sources: Fontana and Devore USGS Quadrangles, Ontario International Airport)

G. Biological Resources

Environmental Setting

On-site vegetation consists of vineyards in the western section, non-native grassland in the eastern section, and disturbed/ruderal areas along the southern and western edges. The site was historically used as a vineyard, and grapevines continue to be found on approximately 60 acres of the site. Native and non-native species have invaded the vineyard between the rows of grapevines. These species include Russian thistle, filaree, primrose, wild turnip, annual bursage, ripgut grass, foxtail chess, wild oat, barley, black mustard, buckwheat, schismus, prickly lettuce, telegraph weed, and horseweed. The soil in the vineyard is sandy and shows evidence of having been recently disked.

Approximately 56 acres are covered with non-native grassland, including wild oat, dove weed, horseweed, annual bursage, filaree, amaranth, miniature lupine, fiddleneck, strigose lotus, buckwheat, and Russian thistle. California buckwheat is revegetating a portion of the non-native grassland north of the Meade parcel which has been previously graded.

The disturbed area is a 20-foot wide section along the western boundary and a 30-foot wide area along the southern boundary of the site, covering approximately 4 acres. A drainage ditch is found within the disturbed area on the south. The ditch has non-native grassland as well, such as Spanish clover, filaree, tumble mustard, foxtail chess, Russian thistle, fescue, goldentop, California fluffweed, sunflower, spurge, clover, primrose, knotweed, common sow thistle, telegraph weed, ripgut grass, annual bursage, horseweed, wild oat, black mustard, goosefoot, and schismus. There are 3 trees (blue gum tree, tree tobacco, olive tree) found near the southwest corner of the site, where several structures used to be located. Brush has been cleared along the eastern boundary as disked fire breaks. Ornamental plants and mature trees may be found within the ranch house lot near the southeast corner. There are no eucalyptus windrow trees on Cherry Avenue to Baseline Avenue at the site. Eucalyptus windrow trees can be found just east of the site on Baseline Avenue.

Birds (western meadowlarks, western kingbirds, American crows, scrub jays, mockingbirds, house finches, mourning doves, chickadees, and song sparrows) can be found at the grapevines. A red-tailed hawk was also observed flying over the site. Other birds which may use the site include the yellow-rumped warbler, American kestrel, and white-crowned sparrow. Mammals observed on-site included the desert cottontail, black-tailed jackrabbit, California ground squirrel, and Botta's pocket gopher.

Other mammals expected on-site include the broad-footed moles, western harvest mouse, deer mouse, house mouse, Pacific kangaroo rat, California vole, bats, Virginia opossum, striped skunk, coyote, domestic dog, and domestic cat. Few amphibians are expected on-site, since water is only present on a seasonal basis. Amphibian species that may be found on-site include the Pacific chorus frog and the Pacific slender salamander. Several side-

blotched lizards were found on-site, and other potential reptile species include the western fence lizard, western skink, southern alligator lizard, and western rattlesnake.

(Source: Michael Brandman Associates - Biological Assessment (1995))

Thresholds of Significance

According to Appendix G of CEQA, a project will normally have a significant adverse impact on biological resources if it results in any of the following:

- A substantial effect on a rare or endangered animal or plant species, or the habitat of the species;
- A substantial interference with the movement of any resident or migratory fish or wildlife species; or,
- A substantial reduction in the habitat for fish, wildlife, or plants.

Evaluation of Environmental Impacts

1. **Would the project result in impacts to endangered, threatened, or rare species or their habitats (including, but not limited to, plants, fish, insects, animals, and birds)?**

Less than Significant Impact. No endangered, threatened, or rare species or their habitats were observed on-site, although the vegetation on-site may serve as habitat for several candidate species for federal USFWS listing or for CDFG-designated Species of Special Concern. The site is within the historic range of the San Diego Horned Lizard. These lizards are now found only in isolated vacant areas with windblown sand. Surveys of the site indicated that the lizard has a very low potential for occurring on-site. The site has been disced and does not provide suitable habitat for the western whiptail, the Coast Patch-nosed snake, the San Bernardino Merriam's kangaroo rat, the burrowing owl, or the American badger. The project site is at the edge of the Northwestern San Diego pocket mouse's historic range, but this species was not observed on-site, and suitable habitat does not exist on-site. The vegetation on-site is not considered sensitive and is commonly found throughout the Southern California region. The proposed landscaping of parkways and yards is expected to provide habitat for a variety of animal species in the area. No sensitive species are expected to occur, since ornamental and non-native species will be introduced and the landscaped materials will be regularly maintained and disturbed.

No state- or federal-listed plant or wildlife species were observed or are expected to occur on the proposed development site, with the exception of the loggerhead shrike, which was not observed during the surveys but is expected to occur on-site. The loggerhead shrike may forage on-site and potentially nest in the vineyards.

The loggerhead shrike is a Category 2 candidate species for which insufficient evidence exists to support its listing as endangered or threatened by the state and federal governments. The project will result in the loss of approximately 120 acres of potential foraging habitat and approximately 60 acres of potential nesting habitat. These losses are not considered to represent a substantial impact to regionwide populations of this species. Although impacts to loggerhead shrike will be locally adverse, they will not be significant. As a result, no further assessment of this issue is warranted.

(Source: Michael Brandman Associates - Biological Assessment (1995))

2. Would the project result in impacts to locally designated species (e.g., heritage trees)?

Less than Significant Impact. The City of Fontana has an adopted Tree Preservation Ordinance which designates eucalyptus windrows, the European olive tree, any protected and/or endangered tree, and any other trees of historical or cultural value as heritage trees. In addition, a variety of other trees are considered to be significant trees. These include trees 20 feet or higher with a 6-inch diameter, and coast live oak, engelman oak, southern California black walnut, fan palm, deodar cedar, California sycamore, and London plane trees. If disturbed or removed due to development, applicable trees require replacement or relocation in accordance with the City's Preservation of Heritage and Significant Trees Ordinance, Chapter 28, Article III. Payment of a fee is also acceptable.

The proposed development will lead to the removal of trees, including an olive tree on the southwest corner and other mature trees on the southeast corner of the site. The loss of existing trees associated with development of the Meade parcel may also occur. This impact is not significant from a biological point of view. However, the removal of any heritage and/or significant trees on the site of the proposed project shall be performed in compliance with the City's Preservation of Heritage and Significant Trees Ordinance and provisions of a Tree Removal Permit, if required. As such, no significant impact in this regard is expected, and no further assessment of this issue is warranted.

It is noted, however, that as part of the landscaping plan for the project, a large variety and number of trees will be planted on-site. The entrances to the project site will be landscaped and provided with monumentation to identify the development. In short, the proposed development would introduce significant trees into the project site and the area. These trees may also serve as nesting habitat for birds in the area.

(Sources: Michael Brandman Associates - Biological Assessment (1995), Fontana City Code - Chapter 28 - Article III, Site Survey)

3. Would the project result in impacts to locally-designated natural communities (e.g., oak forest, coastal habitat, etc.)?

No Impact. The project site contains an abandoned vineyard in the western section and annual and non-native grasses in the eastern section. These areas are not designated as natural communities by the City and are not considered as sensitive vegetation. Development of the site will result in the loss of approximately 60 acres of vineyards, approximately 56 acres of non-native grassland, and approximately 4 acres of ruderal vegetation. These vegetation types predominantly consist of introduced plant species which have established themselves following the previous clearing of native plant communities, and they are relatively common throughout the region. Therefore, the loss of existing vegetation from the site will not adversely impact natural communities.

The removal of vegetation will, in turn, result in the loss of habitat and wildlife currently occupying the site. Wildlife use of the site was observed and is expected to be limited to relatively few species that can adapt to altered habitat conditions. These wildlife species are characteristic of rural and suburban habitats, and are common in the region. As a result, impacts to habitats and wildlife in general will not be significantly adverse. Given the foregoing, no further assessment of this issue is warranted.

(Sources: Michael Brandman Associates - Biological Assessment (1995), Fontana City Code, Chapter 28, Article III, Site Survey)

4. Would the project result in impacts to wetland habitat (e.g., marsh, riparian, and vernal pool)?

No Impact. The site does not contain any wetland habitat which may be impacted by future development. The nearest intermittent stream (Old San Sevaine Channel) is located 1,000 feet west of the site. The proposed project will have no impact on wetland habitat, and as a result, no further assessment of this issue is warranted.

(Sources: Michael Brandman Associates - Biological Assessment (1995), Site Survey, USGS Quadrangles for Fontana and Devore)

5. Would the project result in impacts to wildlife dispersal or migration corridors?

Less than Significant Impact. The project site currently provides open space and could be used as a wildlife corridor. But the presence of paved roadways in the area has required animals to cross the streets to transfer between vacant areas. The project site in itself does not serve as a wildlife dispersal or migration corridor. Raptors may use the site for foraging, but suitable nesting trees are not present on-site. Thus, construction of the proposed project will not obstruct wildlife migration. The proposed community plan will segregate vacant land south of Baseline Avenue from other vacant areas to the north of Baseline Avenue. At the present time, animals cross Baseline Avenue to reach the northern vacant areas, resulting in vehicles occasionally running over them. Since no sensitive species

are known to inhabit the area, this impact is not considered significant, and no further assessment of this issue is warranted.

(Sources: Michael Brandman Associates - Biological Assessment (1995), Site Survey, Fontana MEA)

H. Energy and Mineral Resources

Environmental Setting

The project site and surrounding area is within an area designated by the California Department of Conservation as containing regionally significant construction aggregate resources as defined under the Surface Mining and Reclamation Act (SMARA). However, no mineral extraction activities presently occur in the immediate project area, and none are anticipated to occur in the future. No other energy or mineral resources are known to occur in the project vicinity. Electrical energy in the region is provided by the Southern California Edison Company, which utilizes energy resources throughout the state.

(Sources: SCE, Site Survey, SMARA Designation Map 85-2)

Thresholds of Significance

According to Appendix G of CEQA, a project will normally have a significant adverse impact on energy and mineral resources if it results in any of the following:

- An encouragement of activities which result in the use of large amounts of fuel or energy; or,
- The use of fuel or energy in a wasteful manner.

Evaluation of Environmental Impacts

1. Would the project conflict with adopted energy conservation plans?

No Impact. The proposed project will consume approximately 10,495 kilowatt hours of electricity per day. This is not a significant amount of the electrical energy supplies of the Southern California Edison Company (SCE) or of the energy consumption in the City. The proposed development will not conflict with any adopted energy conservation plan by the City of Fontana or the SCE. As a result, no further assessment of this issue is warranted.

(Sources: SCE, City of Fontana)

2. Would the project use non-renewable resources in a wasteful and inefficient manner?

No Impact. The proposed project will utilize construction materials such as gravel, sand, wood, asphalt cement, steel bars, etc., for the residential and commercial structures proposed on-site. Energy in the form of fossil fuels and electricity will also be utilized by construction vehicles and light poles during construction, use, and occupancy of these structures. The project will comply with the State Building Energy Efficiency Standards under Title 24 of the California Administrative Code. The proposed development is not expected to use construction materials or energy in a wasteful or inefficient manner. As a result, no further assessment of this issue is warranted.

(Source: City of Fontana)

3. Would the project result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?

Less than Significant Impact. While the project site is designated as a regionally-significant source of aggregate resources, the site does not support ongoing sand or gravel extraction activities. The City has designated these areas for urban development and does not encourage their use for mining activities. Also, mining activities at the site could create impacts to nearby uses (such as dust, noise, truck traffic, etc.) which may affect residents in Rancho Fontana and adjacent residential areas. The Fontana General Plan allows mineral extraction activities only when all public health and safety hazards can be eliminated. Adjacent urban development would require substantial mitigation to allow the use of the site for mineral extraction. Also, the loss of 120 acres is not considered significant in the face of 5.8 million acres of designated regionally significant resources areas in San Bernardino County, of which 29,605 acres are considered by the Division of Mines and Geology as worthy of preservation. Given the foregoing, no further assessment of this issue is warranted.

(Sources: Site Survey, Fontana General Plan, SMARA Designation Map 85-2, California Division of Mines and Geology)

I. Risk of Upset and Human Health

Environmental Setting

The project site was used as a vineyard since 1938, with the eastern third of the site becoming vacant land in 1955. Four structures on the southwest corner and the ranch house on the southeast corner were built in the early 1980s. The structures on the southwest corner were demolished in the mid-1980s and the vineyard was abandoned.

There are no heavy industrial uses found on or near the site, except for a Big 5 warehouse across Baseline Avenue. Industrial uses are found further south along the AT&SF railroad

lines and the I-10 freeway. The project site was a vineyard since 1938 and may have used pesticides and fertilizers. The eastern section of the site has remained vacant and undeveloped for the last 40 years. A shallow soils investigation was performed on-site in October 1994. Residual traces of DDE and DDT (common pesticides) were detected in on-site soils, but the soil analyses showed that pesticide levels were not above concentrations (1 milligram/kilogram) that could create health hazards.

The transportation of hazardous materials/wastes on freeways and major arterial roadways running through the City poses flash point (fire) and explosive potential. Restrictions placed on transporters of hazardous materials/wastes include the avoidance of heavily-populated areas unless no other satisfactory route exists; limitations on access to bridges and tunnels; and a one-mile wide zone limitation along freeways for access to fuel and services. Regulating the gross vehicular weight is another limitation that restricts transporters from some public roads.

The transportation of hazardous materials is generally regulated by the issuance of permits, not by transportation route. Law enforcement agencies are empowered to strictly enforce regulations regarding the inspection of vehicles and the training and licensing of transportation personnel. The transportation of hazardous materials on interstate freeways is controlled by vehicle safety inspections.

The railroads are similarly regulated in that explosive materials are controlled within the train cars, but there are no controls regarding train routes. The only restriction is that potentially flammable or explosive materials cannot be any closer than six rail cars from the train locomotive. The SPRR railroad is 0.45 mile south of the site and carries potential hazards due to rail car derailment and hazardous material spills.

(Sources: McLaren Hart - Phase I Environmental Assessment (1993)/Blasland, Bouck & Lee - Shallow Soil Investigation (1994))

Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on risk of upset and human health if it creates a potential public health hazard or involves the use, production, or disposal of materials which pose a hazard to human, animal, or plant populations in the affected area.

Evaluation of Environmental Impacts

1. Would the project involve a risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)?

No Impact. The proposed development will consist of 440 dwelling units and 100,000 square feet of commercial uses. No land uses which will generate, use, or dispose of

hazardous materials in quantities which could pose public health hazards are expected to be located on-site. As a result, no further assessment of this issue is warranted.

(Sources: McLaren Hart - Phase I Environmental Assessment (1993))

2. Would the project involve possible interference with an emergency response plan or emergency evacuation plan?

Less than Significant Impact. The project site does not contain a roadway designated as an emergency route. The proposed community plan will not obstruct Cherry Avenue or Baseline Avenue, which may serve as emergency evacuation routes for the area. The proposed development will be bounded by roadways on four sides, with several Community Entry Roadways and internal roadways which serve individual lots. Compliance with emergency access requirements of the San Bernardino County Fire Department will ensure that emergency response to the site will not be hampered by the proposed site plan or other development features. Roadway improvements to Cherry Avenue and Baseline Avenue may temporarily block traffic during their construction. Since existing roadway lanes may remain open and will provide at least one travel lane at all times, emergency access to the area will not be impaired to a significant degree. Based on the foregoing, no project-related effects upon emergency access or response is anticipated. Given this, no further assessment of this issue is warranted.

(Source: City of Fontana (Personal Communication), Fontana General Plan)

3. Would the project involve the creation of any health hazard or potential health hazards?

No Impact. The proposed residential and commercial development will not create health hazards to residents or employees of the project or adjacent areas. Future commercial uses will comply with applicable public health standards and regulations. Thus, no health hazards are anticipated from the project, and no further assessment of this issue is warranted.

(Source: City of Fontana (Personal Communication)

4. Would the project involve exposure of people to existing sources of potential health hazards?

Less than Significant Impact. The Phase 1 Environmental Assessment for the project site indicated that there are no hazards associated with groundwater contamination on-site or near the site. Baseline Avenue and Cherry Avenue are truck routes and have the potential for accidental spills of hazardous materials. The proposed development will not increase the number of trucks carrying hazardous materials on Cherry Avenue or Baseline Avenue. The risk to the site is not significant, since the site has approximately 2,000 feet (0.4 mile) of frontage on Cherry Avenue and 2,600 feet (0.5 mile) on Baseline Avenue. When compared to the number of trucks passing through the City or the total number of miles travelled, this

extensive frontage minimizes the potential risk of site occupant exposure to potential health hazards in this regard.

The demolition of the single-family residence on the southeast corner may lead to the release of asbestos-containing materials. Compliance with applicable regulations of the SCAQMD and Department of Health Services will prevent any adverse impacts to the demolition crew.

Given the foregoing, no significant health hazards are expected as a result of the proposed project, and no further assessment of this issue is warranted.

(Source: McLaren Hart - Phase 1 Environmental Assessment)

5. Would the project involve increased fire hazard in areas with flammable brush, grass, or trees?

No Impact. The project site is outside any wildfire area designated by the City. The site is also not located in an area where heavy industry is found. The Big 5 warehouse to the southeast does not handle hazardous materials. The presence of weeds and annual grasses present a brush fire hazard to the site, and disked fire breaks are currently found on the eastern section of the site. The grapevines and annual grasses on-site will be removed to allow for the development of single-family homes and commercial structures. New construction will occur in accordance with applicable standards of the Uniform Fire Code and regulations of the San Bernardino County Fire Department. Thus, fire hazards associated with flammable brush, grass, or trees will be reduced to levels of insignificance by the proposed project, and no further assessment of this is warranted.

(Sources: Fontana General Plan, Site Reconnaissance, McLaren Hart - Phase 1 Environmental Assessment)

J. Noise

Environmental Setting

Noise is referred to as unwanted sound. The annoyance produced by noise depends on its loudness, duration, time of day, impulse character, pure tone content, variability, season of the year, and the receiver. While individual annoyance created by noise is relative and variable, excessive disturbance can lead to problems with physical health, psychological stability, social cohesion, property values, and economic productivity.

Noise levels in the project area are created by a variety of sources. The major sources include vehicular noise on Baseline Avenue and Cherry Avenue. Other sources include vehicular noise on the surrounding streets and freeways (especially truck noise along truck routes and industrial areas), noise from trains on the SPRR railroad tracks, noise from other

stationary sources, and temporary construction noise. Train noise is estimated at 85 to 90 dBA 100 feet from the railroad.

(Sources: Fontana MEA, Site Reconnaissance)

Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project will normally have a significant impact on the environment if it results in a substantial increase in the ambient noise levels for the adjoining areas. The Noise Element of the Fontana General Plan has established the acceptable range of ambient noise levels for various land uses in the City. Interior noise levels shall be kept at 45 dB CNEL or lower for residential uses and exterior noise levels at 65 dB CNEL for all uses. The Fontana Noise Ordinance limits construction and demolition activities to weekdays from 7 a.m. to 6 p.m. Noise from stationary sources is also regulated to prevent public nuisance.

Evaluation of Environmental Impacts

1. Would the project result in increases in existing noise levels?

Potentially Significant Unless Mitigation Incorporated. Development of the proposed project will result in increases in vehicles on local streets, thereby causing an increase in noise levels in the area. Estimates of the potential increase in noise levels due to the addition of vehicle trips on Baseline Avenue, Cherry Avenue, Walnut Avenue, and San Sevaine Avenue are provided in Table 6-7. Assuming an average speed of 35 miles per hour, the increases due to vehicular noise from the project are expected to be no greater than 3 dBA, and will not be audible. Aside from vehicle noise, stationary activities on-site from residential and commercial uses will result in intermittent increases in noise levels.

While increases in noise levels will be less than significant, land uses on Baseline Avenue and Cherry Avenue may be exposed to noise levels that would exceed that City's acceptable noise standards. Table 6-7 shows that the 65 dBA CNEL would extend more than 100 feet from the roadway centerline by year 2015. This could create adverse noise levels for residents or users along the roadways. Residential uses along Baseline Avenue and Cherry Avenue and the commercial development may be subject to higher noise levels due to higher traffic volumes on these streets. The block wall that will surround the proposed development would assist in maintaining lower noise levels in residential backyards. Prior to obtaining development review approval, the developer shall submit site plans and building plans showing the incorporation of acoustical design and features for residential and commercial structures located along perimeter roadways that would serve to maintain interior noise levels of 45 dB CNEL or less, and exterior noise levels of 65 dB CNEL or less.

(Sources: Site Reconnaissance, Fontana MEA, FHWA Noise Prediction Model)

TABLE 6-7
EXISTING AND FUTURE ROADWAY NOISE LEVELS

Roadway Segment	Scenario	Distance (in feet) from Roadway Centerline to CNEL (dB)			
		65 CNEL	60 CNEL	55 CNEL	CNEL at 50 Feet
Baseline Avenue West of Cherry	Existing	76.0	237.9	751.5	65.95
	Year 1997	83.9	262.7	830.0	66.35
	Year 1997 with project	102.4	321.7	1,016.6	67.23
	Change				*0.88*
	Year 2015	100.1	300.7	945.5	65.94
	Year 2015 with project	115.1	351.5	1,107.0	66.62
	Change				*0.68*
Baseline Avenue East of Cherry	Existing	69.8	217.8	687.6	65.53
	Year 1997	76.6	239.5	756.4	65.95
	Year 1997 with project	88.2	276.7	874.2	66.58
	Change				*0.63*
	Year 2015	118.8	362.3	1,141.3	66.76
	Year 2015 with project	130.1	399.3	1,258.7	67.18
	Change				*0.42*
Cherry Avenue North of Baseline	Existing	0	74.0	231.2	60.79
	Year 1997	0	81.7	255.7	61.23
	Year 1997 with project	0	114.0	358.7	62.71
	Change				*1.48*
	Year 2015	111.3	337.6	1,063.0	66.45
	Year 2015 with project	113.6	345.3	1,087.4	66.55
	Change				*0.11*
Cherry Avenue South of Baseline	Existing	0	117.1	368.6	62.82
	Year 1997	64	199.2	628.7	65.14
	Year 1997 with project	75.1	234.8	741.6	65.86
	Change				*0.72*
	Year 2015	119.7	365.4	1,151.1	66.79
	Year 2015 with project	126.3	387.0	1,219.6	67.05
	Change				*0.26*

Source: Robert Verlaan Associates, 1997.

2. Would the project result in exposure of people to severe noise levels?

Potentially Significant Unless Mitigation Incorporated. Construction noise is expected during construction of the project, but will be temporary and will be avoided by compliance with the standards in the City's Noise Ordinance. Estimates of construction activity noise are provided in Table 6-8.

Certain activities are particularly sensitive to noise. These include sleeping, studying, reading, leisure, and other activities requiring intense concentration or relaxation. Hospitals and convalescent homes, churches, libraries, schools, and child care facilities are considered noise-sensitive uses and are best located away from noise sources. Residential areas are also considered noise-sensitive, especially during the nighttime hours. Adjacent noise-sensitive

land uses which may be affected by construction noise are limited to the single-family homes on the southeast across Baseline Avenue. These homes could be subject to construction noise when the southeastern section of the site is developed.

Since Baseline Avenue separates the site from these homes, noise impacts are expected to be reduced by approximately 3 dB for each doubling of distance. With the Baseline Avenue right-of-way at 132 feet wide, the 75 dB CNEL noise levels at 50 feet would be reduced to 72 dB or less at the adjacent residences in Rancho Fontana. The block wall surrounding the adjacent development will further reduce noise impacts on these residences. During construction, the developer shall implement construction noise control measures in accordance with the City's Noise Ordinance, including limiting construction activities to the hours between 7 a.m. and 6 p.m.

(Sources: Site Reconnaissance, California Landings Specific Plan FEIR, Fontana General Plan)

K. Public Services

Environmental Setting

Public services in the City of Fontana are provided by City and County agencies and other special districts. The Fontana Police Department provides law enforcement and police protection services to the City. The Police Station is located at 17005 Upland Avenue, approximately 6 miles southeast of the project area. There is an existing contact station at Southridge in the southern section of the City, and one is planned for the North Fontana area. The Police Department currently has 115 sworn police officers.

The San Bernardino County Fire Department provides fire protection services to the City of Fontana. Fire stations that would provide primary response to the project site include Station 78, located at 6262 Citrus Avenue, which is 4 miles northeast of the site, and Station 73, located at 14360 Arrow Highway, 3 miles south of the site. Both stations are each equipped with one pumper truck and one water tender and staffed by 3 firefighters at any time. The average response time citywide is from 4 to 5 minutes.

TABLE 6-8
TYPICAL CONSTRUCTION EQUIPMENT NOISE LEVELS

Equipment Type	Noise Level at 50 feet	Noise Level at 50 feet with Noise Control
Earth moving:		
Front Loaders	79	75
Backhoes	85	75
Dozers	80	75
Tractors	80	75
Scrapers	88	80
Graders	85	75
Trucks	91	75
Pavers	89	80
Material Handling:		
Concrete Mixers	85	75
Concrete Pumps	82	75
Cranes	83	75
Derricks	88	75
Stationary Equipment:		
Pumps	76	75
Generators	78	75
Compressors	81	75
Impact Equipment:		
Pile Drivers	101	95
Jack hammers	88	75
Rock Drills	98	80
Pneumatic Tools	86	80
Other Equipment:		
Saws	78	75
Vibrators	76	75

* *Taken from Noise from Construction Equipment and operations, Building Equipment and Home Appliances, US EPA, December 1971.*

** *Estimated levels obtainable by selection of quieter procedures or machines and implementing noise control features requiring no major redesign or extreme cost.*

Source: California Landings FEIR, 1994.

The project site is within the service boundaries of the Etiwanda Unified and Chaffey Joint Union High School Districts. The East Heritage Elementary School and the Etiwanda Intermediate School of the Etiwanda Unified School District will provide the project with elementary and junior high school services. Etiwanda High School of the Chaffey Joint Union High School District will provide high school services.

The San Bernardino County Library System provides library services to the City of Fontana through the Fontana Branch Library at 8334 Emerald Avenue. This library has 13,000 square feet of floor area and 81,000 book volumes. Plans for expansion of the Fontana library, a branch library, bookmobiles, and an increase in library staff are being implemented. The City of Fontana also provides other civic and administrative services.

(Sources: Etiwanda School District, Chaffey Joint Union High School District, Sierra Lakes EIR, Fontana General Plan)

Thresholds of Significance

According to CEQA, a project will normally have a significant adverse impact on public services if it requires an alteration or expansion of public services.

Evaluation of Environmental Impacts

1. Would the project have an effect upon, or result in a need for new or altered government services in relation to fire protection?

Less Than Significant Impact. The proposed development will increase the demand for fire protection services in the area. However, the San Bernardino County Fire Department indicates that the proposed development would not have a significant effect on their current and projected level of service. In addition, the project will provide on-site and off-site fire hydrants, as well as adequate emergency access to all units, in accordance with the requirements of the San Bernardino County Fire Department. Prior to the issuance of building permits, the developer shall obtain site plan approval from the San Bernardino County Fire Department regarding the provision of on-site and off-site fire hydrants, adequate emergency access, and other fire district requirements. In order to reduce fire protection service demand, the project will comply with pertinent provisions in the Uniform Fire Code regarding building construction and design, and with any existing requirements for all new construction to provide fire sprinkler systems. Also, the developer shall pay fees under Resolution 92-161 for additional fire protection services to serve the proposed development, if required. Based on the foregoing, no significant impacts upon fire protection services are anticipated, and no further assessment of this issue is warranted.

(Source: San Bernardino County Fire Department)

2. Would the project have an effect upon, or result in a need for new or altered government services in relation to police protection?

Potentially Significant Unless Mitigation Incorporated. The proposed development will increase the number of residents and employees on-site. This in turn will increase the demand for law enforcement and police protection services. The Public Services and Facilities Element of the Fontana General Plan states a standard of 1.4 police officers and

0.6 personnel per 1,000 residents. On this basis, the proposed project's estimated 1,531 residents will generate a demand of approximately 2 police officers, and 1 unsworn employee will be required. Prior to the issuance of building permits, the developer shall comply with the City of Fontana Police Department's Standard Building Security Specifications. Also, prior to the issuance of Certificates of Occupancy, the developer shall pay fees under Resolution 91-190 for additional police protection services required to serve the proposed development, if required. Based on the foregoing, no significant law enforcement impacts attributable to the proposed project are expected.

(Sources: Sierra Lakes EIR, Fontana Police Department)

3. Would the project have an effect upon, or result in a need for new or altered government services in relation to school services?

Potentially Significant Unless Mitigation Incorporated. The site is within the service boundaries of the Etiwanda Unified School District for grades K-8 and the Chaffey Joint Union High School District for grades 9-12. Student generation factors (0.4 elementary students/unit and 0.2 junior high/high school students/unit) indicate that the proposed development could generate approximately 176 new elementary school students, 88 junior high school students, and 88 new high school students. The Etiwanda School District uses generation factors of 0.4 elementary student per unit and 0.2 junior high school students per unit. The Chaffey School District uses a student generation factor of 0.2 students per dwelling units, or 88 high school students, from the project.

East Heritage Elementary School, Etiwanda Intermediate School, Summit Intermediate School, and Etiwanda High School have remaining capacity at this time. However, it is not known if these capacities will still be available when the proposed development is completed.

Prior to the issuance of building permits for production homes, the developer shall pay schoool fees pursuant to Government Code 65995. Based on the foregoing, no significant school impacts attributable to the proposed project are expected.

(Sources: Fontana MEA, Etiwanda Unified School District, Chaffey Joint Union High School District)

4. Would the project have an effect upon, or result in a need for new or altered government services in relation to the maintenance of public facilities, including roads?

Less than Significant Impact. The proposed community plan will have to provide roadway improvements on Baseline Avenue, Cherry Avenue, Walnut Avenue, and San Sevaine Avenue. Public roadway rights-of-way will be dedicated to and maintained by the City of Fontana. The increase in public roadway area and length will require maintenance from the City of Fontana. The increase in roadways will cover approximately 1.5 miles, and is not expected to represent a significant need for maintenance when considered with the overall

roadway maintenance needs of the City (over 500 miles). Based on the foregoing, no significant impacts upon government services or maintenance of public facilities attributable to the proposed project are expected.

(Source: City of Fontana)

5. Would the project have an effect upon, or result in a need for new or altered government services in relation to other governmental services?

Potentially Significant Unless Mitigation Incorporated. The proposed development will increase the number of residents in the area which may require library services. Rapid population growth in the City has led to the inadequate availability of library facilities and services to serve all interested users. Plans for service expansion are currently being implemented to better serve residents and other users. Demand from the proposed development will add to existing service deficiencies. Using a national standard of 2 volumes per capita, the estimated population of the project will require approximately 2,852 book volumes. Prior to the issuance of certificates of occupancy, the developer shall pay impact fees to the City for expanded library services to serve the proposed development. Based on the foregoing, no significant impacts upon government services attributable to the proposed project are expected.

(Source: Fontana General Plan)

L. Utilities and Service Systems

Environmental Setting

Power service in the region is provided by the Southern California Edison Company (SCE), and natural gas service by the Southern California Gas Company (SCG). Overhead (66 KV) power lines and 12 KV underground lines are found along the southern side of Baseline Avenue, and a 12 KV overhead line runs on Cherry Avenue. Street lights are also located along the northern side of Baseline. There are 8-inch gas lines on Cherry Avenue and Baseline Avenue.

The Fontana Water Company provides water service to the area through groundwater wells and surface water from Lytle Creek. A treatment plant processes surface water prior to its distribution for domestic use. Groundwater pumping without equivalent recharge can lead to the overdrafting of water resources. The Chino Basin Municipal Water District (CBMWD) has been appointed as watermaster for the basin. The CBMWD regulates the pumping of groundwater at the basin and oversees artificial recharge of the groundwater with imported waters. Imported water is also used to supplement the domestic water supply needs in the area. A total of approximately 280,000 acre-feet of water per year are used for domestic needs.

The CBMWD also provides industrial and municipal wastewater treatment services for the cities of Ontario, Chino, Chino Hills, Fontana, Montclair, and Upland, and to other districts and agencies in the area. Existing land uses and development in the City generate approximately 11 million gallons per day (mgd) of wastewater, which is treated at CBMWD's Regional Plant Number 1 (RP-1). RP-1 is located south of the Pomona (SR-60) Freeway, between Vineyard and Archibald Avenues, and treats an average of 37.8 mgd of wastewater annually. The plant has a design capacity of 44 mgd and provides primary, secondary, and tertiary treatment to reclaimable wastewater. Some of the effluent from RP-1 is used for irrigation at the Whispering Lakes Golf Course, El Prado Golf Course, and the lakes at Prado Park. Treated sewage effluent is also used for the recharge of the Ely Basins and discharge into the Santa Ana River. Industrial wastewater and other non-reclaimable wastewater are conveyed through the trunk lines of the Los Angeles County Sanitation Districts for treatment at the Harbor Island Treatment Plant.

Sewage from the surrounding area enters City of Fontana sewer mains and is conveyed through CBMWD interceptors to the CBMWD Plant 1 in Ontario. Plant 1 has a 44 mgd capacity and treats 34 mgd. RP-4, a new treatment plant with a 28 mgd capacity, is located at Etiwanda and 6th in Rancho Cucamonga and may open in 1997 or 1998.

Solid waste disposal in the area is provided by Fontana Rubbish Collectors and the Mid-Valley (Fontana) Landfill of San Bernardino County. The Mid-Valley Landfill accepts an average of 800 tons per day but has permits to accept as much as 3,900 tons. The maximum daily limit is in anticipation of the closing of other nearby landfills, such as the Colton, Milliken, Baker, Morongo Valley, and other county landfills. Mid-Valley Landfill has a remaining capacity of 2.67 million tons and is expected to remain open until June 1999. Expansion plans on the northeast section of the site are expected to provide the landfill with another 26 years of operating life.

(Sources: CBMWD, North Fontana Infrastructure Study EIR, Sierra Lakes EIR, San Bernardino County Solid Waste Department)

Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on utilities if it results in any of the following:

- Activities that result in the use of large amounts of fuel, water, or energy;
- The use of fuel, water, or energy in a wasteful manner; and,
- The extension of a sewer trunk line with capacity to serve new development.

In addition, any project that would require a substantial modification or upgrading of existing infrastructure will have a significant impact on the environment in the absence of mitigation.

Evaluation of Environmental Impacts

1. Would the project result in a need for new systems or supplies, or substantial alterations to power and natural gas services?

Less Than Significant Impact. The proposed development will create a demand for power and natural gas services. An extension of power lines and gas lines will be needed to serve individual dwelling units and the commercial development proposed on-site. Estimates of power and gas consumption are provided in Table 6-9 below. In the face of dwindling energy resources in the region, SCE and SCG have offered programs and assistance to reduce power and natural gas demands from individual development.

Prior to issuance of building permits, the developer shall submit plans showing the incorporation of energy conservation measures into the project in accordance with Title 24 of the California Administrative Code. Prior to the issuance of certificates of occupancy, the developer shall extend existing power and gas lines into the site in coordination with SCE and SCG, and in accordance with PUC regulations.

(Sources: SCAQMD CEQA Handbook, SCE, SCG)

TABLE 6-9
PROJECTED POWER AND NATURAL GAS CONSUMPTION

Land Use	Units/Area	Consumption Factor	Gas Consumption	Consumption Factor	Power Consumption
Residential	440 units	6,665 cf/unit/mo	97,753 cf/day	5,626.5 kWh/unit/yr	6,783 kWh/day
Commercial	100,000 square feet	2.9 cf/sf/mo	9,539 cf/day	13.55 kWh/sf/year	3,712 kWh/day
Total	–	–	107,7229 cf/day	–	10,495 kWh/day

Based on factors in SCAQMD's CEQA Air Quality Handbook, 1993.

sf - square feet kWh - kilowatt hour cf - cubic feet mo - month

Source: Robert Verlaan Associates, 1997.

2. Would the project result in a need for new systems or supplies, or substantial alterations to communication systems?

Less than Significant Impact. The proposed development will be served by Pacific Bell Telephone Company for telephone services. There is a conduit structure at Baseline Avenue and Cherry Avenue which will be extended into the project site. Comcast Cable Company

provides cable television services to the site through an existing trunk line on Cherry Avenue. These companies provide service on demand, and coordination with these utility companies will ensure timely service.

(Sources: Comcast Cable Company, Pacific Bell)

3. Would the project result in a need for new systems or supplies, or substantial alterations to local or regional water treatment or distribution facilities?

Less Than Significant Impact. The proposed development will require water service from either the Fontana Water Company or City of Fontana. Water will be provided by surface water from Lytle Creek and groundwater wells in the area. There is a 16-inch water line running along Baseline Avenue which will be utilized to serve the project. Water consumption is estimated at approximately 299,340 gallons per day, as shown in Table 6-10. Implementation of water conservation measures such as drip irrigation, water-efficient appliances, drought-tolerant landscaping, timers, and automatic shut-off devices is expected to reduce water consumption and demand from the project.

TABLE 6-10
PROJECTED WATER DEMAND

Land Use	Units/Area	Consumption Factor*	Daily Consumption (Gallons)
Residential	440 units	518 gallons/unit/day	227,920
Commercial	100,000 square feet	7,142 gallons/sf/day	71,420
Total	--	--	299,340

** North Fontana Infrastructure Study EIR*

gpd - gallons per day sf - square feet

Source: Robert Verlaan Associates, 1997.

The proposed on-site water system for the project site was shown previously in Figure H. Planned water facilities include a 12-inch water line on Cherry Avenue and Walnut Avenue. The line on Walnut Avenue will connect to a 12-inch line along Heritage Avenue south toward Baseline Avenue to provide a loop system. Eight-inch and 12-inch lines will extend into individual residential lots on the east and west. Commercial development will connect directly to the Baseline Avenue and Cherry Avenue water lines. Final design of water lines and fire hydrant locations will be based on the fire flow requirements for the commercial and residential development proposed, as required by the San Bernardino County Fire Department.

The Fontana Water Company has indicated that it will be able to serve the proposed project with no adverse impact on existing services or facilities. The Company will provide the final design of on-site and off-site water systems. The proposed project will be subject to the following: 1) Prior to the issuance of building permits, water system plans shall be designed by the Fontana Water Company; 2) Water system improvements shall be constructed prior to issuance of certificates of occupancy as required by the City of Fontana and San Bernardino County Fire Department; 3) Prior to the issuance of certificates of occupancy, the developer shall submit plans showing the implementation of water conservation measures such as automatic irrigation valves/controllers and site-appropriate drought-tolerant plant materials; and, 4) compliance with Title 24 of the California Administrative Code regarding water-efficient appliances.

Based on the foregoing, no significant impacts upon water systems or supplies attributable to the proposed project are expected.

(Sources: Fontana Water Company, Chino Basin Municipal Water District, Madole Engineering)

4. Would the project result in a need for new systems or supplies, or substantial alterations to sewer services or septic tanks?

Less Than Significant Impact. The proposed development will generate sewage which will require disposal and treatment. Sewage generation from the proposed project is estimated at 152,790 gallons per day, as shown in Table 6-11.

TABLE 6-11
PROJECTED SEWAGE GENERATION

Land Use	Units	Generation Factor*	Daily Generation
Residential	1,531 residents	90 gallons/person/day	137,790 gallons
Commercial	10 acres	1,500 gallons/acre	15,000 gallons
Total			152,790 gallons

** North Fontana Infrastructure Study EIR*

Source: Robert Verlaan Associates, 1997.

Water conservation measures implemented as part of the project will help reduce sewage generation from the residential and commercial uses on-site. Sewer service to the site will be provided by the City of Fontana. The CBMWD is responsible for the construction and maintenance of the wastewater treatment facilities and sewer interceptor lines serving the area. The City of Fontana is responsible for the construction and maintenance of the collection system within the City limits.

The nearest sewer trunk line is the 18-inch Etiwanda trunk along Cherry Avenue. South of Baseline Avenue, this trunk becomes a 21-inch line. As part of the project, a 10-inch line will be constructed on Walnut Avenue and a 12-inch line on Baseline Avenue. The residential units will be served by 4-inch laterals connecting to an 8-inch line that will connect to the Etiwanda trunk or to the proposed 12-inch line on Baseline Avenue.

The City of Fontana does not allow septic systems. As a result, sewage from the proposed development will be collected, conveyed and ultimately treated at the CBMWD's RP-1 in Ontario, which has a 44 mgd capacity and treats 34 mgd. Therefore, capacity exists at the RP-1 plant to serve the proposed project.

CBMWD collects a sanitary sewer facility expansion fee of $3,350 per dwelling unit. In accordance with Sewer Ordinance 1021, the City collects a fee of $600 per dwelling unit. Prior to the issuance of certificates of occupancy, the developer shall either pay fees or complete construction in lieu of fees under Ordinance 1021 for sewer service to the site, and shall construct local sewer lines to serve the proposed development, as approved by the City of Fontana. Sewer improvements needed to serve the project include a 12-inch line on Baseline Avenue from Cherry to San Sevaine Avenues, as shown previously in Figure I. The fair share obligation of the two southeastern parcels will be determined prior to approval of their respective tentative tract maps. Based on the foregoing, no significant impacts upon sewer services attributable to the proposed project are expected.

(Sources: Chino Basin Municipal Water District, Madole Engineering)

5. Would the project result in a need for new systems or supplies, or substantial alterations to storm water drainage?

Potentially Significant Unless Mitigation Incorporated. The proposed development will have to provide an on-site storm drain system to handle storm runoff, and will require storm drainage capacity from facilities serving the area. At the project site, the on-site runoff will be handled by roadways and on-site storm drains which will connect to the proposed northerly reinforced concrete box along Baseline Avenue. The commercial development at the southwest corner will also drain to the proposed northerly reinforced concrete box along Baseline Avenue. The proposed drainage plan was shown previously in Figure J.

Local drainage systems are the responsibility of the City of Fontana, which collects an I-10 North drainage fee of $15,721 per net acre. The drainage system for the proposed project will reflect the plans in the North Fontana Drainage Master Plan, as modified in April 1995. The Baseline Avenue storm drain currently ends as a double box culvert at the railroad crossing located approximately 0.75 mile west of the intersection of Baseline and Cherry Avenues.

At present, an earthen drainage ditch north of the existing pavement on Baseline Avenue conveys flows from the intersection of Cherry and Baseline Avenues to the existing box culvert which terminates approximately 1,900 feet west of Cherry Avenue. Ultimately, a

double 10'x8' box culvert will be constructed along this project frontage in Baseline Avenue. This project will construct the northerly 10'x8' box culvert from Cherry Avenue to San Sevaine Avenue. The westerly extension of this drainage facility from Cherry Avenue to the terminus of the existing double 10'x8' box culvert will be constructed from funds contributed by the City of Fontana and/or developer contributions. Any costs associated with construction of drainage facilities within Baseline Avenue which exceeds the I-10 North drainage fee obligation will require a reimbursement agreement between the City of Fontana and Lewis Homes of California.

The project site currently drains into the San Sevaine Channel. The San Bernardino County Flood Control District has responsibility over this channel and collects a regional fee of $4,405 per gross acre for development within the channel's drainage area. This project will contribute approximately $528,600 to the District for the construction of channel improvements.

Financing the Baseline Avenue storm drain improvements is anticipated to be provided from funds contributed by the City of Fontana and/or developer. Prior to the issuance of certificates of occupancy, the developer shall construct local drainage facilities in accordance with the requirements of the City of Fontana, and shall pay fees or construct in-lieu facilities, or join a community facilities district for the construction and maintenance of master-planned and regional storm drain facilities. Based on the foregoing, no significant storm water drainage impacts attributable to the proposed project are expected.

(Source: North Fontana Infrastructure Study EIR)

6. Would the project result in a need for new systems or supplies, or substantial alterations to solid waste disposal?

Less than Significant Impact. The proposed development will generate solid waste from use and occupancy of the residential and commercial structures on-site. Table 6-12 presents an estimate of the solid waste expected to be generated by the project. Approximately 6,976 pounds of solid waste per day are expected to be generated.

Fontana Rubbish Collectors will provide waste collection and disposal services to the site. The occupants of the development will be allowed to participate in the voluntary curbside recycling program provided by Fontana Rubbish Collectors, as well as other source reduction and recycling programs of the City. The landfill to be utilized for waste disposal of on-site wastes is the Mid-Valley Landfill. This landfill has excess daily capacity (3,100 tons) and remaining capacity (2.67 million tons) to serve the project without significant adverse impacts. As a result, no further assessment of this issue is warranted.

(Sources: North Fontana Infrastructure Study EIR, San Bernardino County Waste Management Department, Fontana Rubbish Collectors)

TABLE 6-12 PROJECTED SOLID WASTE GENERATION			
Land Use	**Units**	**Generation Factor***	**Daily Generation**
Residential	1,531 residents	3.25 lbs/resident/day	4,976 lbs
Commercial	200 employees	10 lbs/employee/day	2,000 lbs
Total			6,976 lbs

** San Bernardino County Waste Management Master Plan*

lbs - pounds

Source: Robert Verlaan Associates, 1997.

7. Would the project result in a need for new systems or supplies, or substantial alterations to local or regional water supplies?

Less than Significant Impact. The Fontana Water Company and City of Fontana have indicated that the water consumption of the proposed development is within their capacity to provide, considering existing and planned supplies. The estimated water consumption represents less than 1 percent of the water resources used in the Chino Basin and the supplies of the Fontana Water Company and City of Fontana. The Company will design on- and off-site water system improvements to ensure that they comply with the Company's standards and requirements. Thus, the project is not expected to have any significant impact on existing systems or supplies, or local and regional water supplies. Based on the foregoing, no significant impacts upon regional water supplies attributable to the proposed project are expected.

(Sources: Chino Basin Municipal Water District, Fontana Water Company)

M. Aesthetics

Environmental Setting

The project site generally consists of vacant land and an abandoned vineyard, with a ranch home on the southeast corner. This home was built in the 1980s, has a separate barn structure, and is surrounded by a white wooden fence. Adjacent areas are also primarily vacant, except for the Big 5 warehouse and Rancho Fontana residential neighborhoods on the southeast. Surroundings views include low-density residential developments, industrial structures to the south, scattered trees, open vacant land, and utility lines. Eucalyptus windrow trees may be seen along Baseline Avenue, southeast of the site. Distant views

include the San Gabriel and San Bernardino Mountains to the north, the Jurupa Hills to the south, and the distant Mount San Gorgonio to the east.

The project site is a relatively flat, large vacant area. The western two-thirds of the section is covered with abandoned grapevines, while the eastern section has annual grasses. A large single-family home and accessory barn structure may be found near the southeast corner of the site. There are several trees on the southwest corner and within the ranch house property near the southeast. Street lights are found along the north side of Baseline Avenue, intended for the median when Baseline is constructed to its ultimate width. Baseline and Cherry Avenues are currently 2-lane undivided roadways adjacent to the site.

Single-family homes at the Village of Heritage (or West End) and Rancho Fontana are visible to the southeast and southwest. The Big 5 warehouse and other industrial structures are also visible to the south. Land views to the east, west, north, and partially to the south are mainly of vacant land and abandoned vineyards.

(Sources: Site Reconnaissance, Fontana General Plan, Fontana MEA)

Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project will normally have significant adverse aesthetic impacts if the proposal has a substantial, demonstrable negative aesthetic effect. The Fontana Zoning and Development Code contains development and design standards, and establishes a design review process by the Fontana Planning Commission to regulate site plan and architectural characteristics of new development.

Evaluation of Environmental Impacts

1. Would the project affect a scenic vista or scenic highway?

Less Than Significant Impact. The proposed dwelling units and commercial structures on-site are planned to be one- and two-story structures. They are not expected to block views of the ridges of the San Gabriel and San Bernardino Mountains. Roadways and building setbacks will continue to provide view corridors toward the mountains. Homes within the Rancho Fontana neighborhoods may have northwest views of the mountains which would be partially blocked by the development, but these homes will retain their northern views of the mountains. Views of the mountains to the south and east will also be maintained.

Cherry Avenue is designated with a corridor overlay in the Fontana General Plan. The corridor overlay designation intends that aesthetic controls be developed to provide linkages on major roadways in the City. Compliance with the City's Zoning and Development Code for Corridor Overlay areas will ensure that visual compatibility and linkage is created along

Cherry Avenue. Based on the foregoing, no significant impacts upon scenic vistas or highways attributable to the proposed project are expected.

(Sources: Morningside Community Plan [May, 1997], Site Reconnaissance, Fontana General Plan)

2. Would the project have a demonstrable negative aesthetic effect?

Less than Significant Impact. The proposed community plan will lead to the development of 440 single-family detached homes on 7,200-square foot lots and 100,000 square feet of commercial uses on the southwest corner of the site. The entrances to the project site will be landscaped and provided with monumentation to identify the development. Perimeter and internal streets will be landscaped, and block walls with slump block caps will surround the property.

In that the proposed project will be required to be developed in full compliance with the design guidelines in the Community Design Element of the Fontana General Plan and pertinent regulations in the City's Zoning and Development Code, the potential for the creation of negative aesthetic impacts on-site is considered unlikely. Also, review by the Fontana Planning Commission will ensure that the physical and visual qualities of the proposed development are compatible with adjacent developments. Based on the foregoing, no significant aesthetic impacts attributable to the proposed project are expected.

(Sources: Site Reconnaissance, Fontana General Plan, Fontana Zoning and Development Code)

3. Would the project create light or glare?

Less Than Significant Impact. Light sources at the project site are currently limited to the street lights on Baseline Avenue and the lights at the ranch house on the southeast corner. The proposed development will lead to the construction of 440 dwelling units and 100,000 square feet of commercial uses. This will lead to the provision of light poles, street lights, and interior lights within the project site. Vehicles coming to and from the site may also create light and glare impacts in the area. New sources of light and glare may impact residents of the homes within the project, as well as those in Rancho Fontana. Spillover light from street lights and the commercial development can be reduced through pole design, light shields, intensity control, and other features. Design review of the lighting plan for the proposed development is expected to reduce the potential for adverse light and glare impacts. Prior to obtaining development review approval, the developer shall submit site plans and building plans showing the project's compliance with the development and design standards contained in the City's Zoning and Development Code. Based on the foregoing, no significant impacts upon light or glare attributable to the proposed project are expected.

(Sources: Site Reconnaissance, Fontana General Plan)

N. Cultural Resources

Environmental Setting

The Fontana General Plan has identified archaeological resources at the foothills of the San Gabriel Mountains and at Jurupa Hills. No resources are known to exist in the valley area, since this area may have been disturbed by past agricultural activities and urban development. There are no known paleontological resources in the City, although area soils consist of Pleistocene or older alluvium of the San Timoteo Formation, which are highly sensitive for paleontological resources.

The project area is within the historic territory of the Gabrielino and Serrano Indians. The Gabrielino Indians are associated with the Mission San Gabriel and were descendants of the Shoshonean people, while the Serrano Indians are from the San Bernardino Mountains. These Indians were believed to have inhabited the area between 750 and 1000 A.D.

The Fontana area became part of the San Antonio Ranch during the early 1800s. In the early 1900s, A.B. Miller purchased land and established a farm and the town of Fontana. The area became a large agricultural region until 1942, when the Kaiser steel plant opened, leading to the industrialization and urbanization of Fontana. The project site is outside the Spanish and Mexican land grants and was historically used for cattle grazing. Later on, it was planted with grapevines.

Four structures were built and demolished (probably due to fire) on the southwest corner of the site, but this is thought to have occurred in recent modern times. The single-family home and barn on the southeast corner are also a recently-built structures (1980s). A California Point of Historical Interest is Baseline Avenue, which served as the basis for land titles in the area and as a major route from the San Bernardino area to communities along the foothills of the San Gabriel Mountains.

Based on research and field surveys on-site, no prehistoric or historic archaeological resources were found within the project site. No buried cultural remains are expected on-site, since the grapevines and grasses found on-site are recent plantings. The San Bernardino County's Museum of Archaeological Information has indicated that the site has a low sensitivity to paleontological, archaeological, and historical resources.

(Source: McKenna, et. al. - Archaeological Study for the Site)

Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on cultural resources if it disrupts or adversely affects a prehistoric or historic archaeological site or a property of historic or cultural significance to a community, ethnic, or social group, or a paleontological site except as part of a scientific study.

Evaluation of Environmental Impacts

1. Would the project disturb paleontological resources?

No Impact. The archaeological study for the site indicates that there is limited potential for paleontological resources to be present on-site. Thus, development of the site is not expected to disturb any paleontological resources.

(Source: McKenna, et. al. - Archaeological Study for the Site)

2. Would the project disturb archaeological resources?

Less Than Significant Impact. The archaeological study for the site indicated that there is limited potential for archaeological resources to be present on-site. Past agricultural activities are believed to have disturbed or damaged any *in situ* archaeological resources. Thus, development of the site is not expected to adversely impact any known archaeological resources.

Since the area is considered to be the territory of the Gabrielino or Serrano Indians, excavation activities may uncover unknown resources. If previously-unidentified resources are discovered during excavation and grading activities on-site, all work shall stop and a qualified archaeologist shall be retained to evaluate their significance and the best course of action. Salvage operation requirements in Appendix K of the CEQA Guidelines shall be followed, and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission.

(Source: McKenna, et. al. - Archaeological Study for the Site)

3. Would the project affect historical resources?

No Impact. There are no structures on-site which may be considered historic. The single-family home and barn near the southeast corner is not a historic structure. Baseline Avenue will be widened as part of the project, and no adverse impact on this California Point of Historical Interest is expected. The abandoned grapevines will be removed as part of the development. While these vines were planted more than 55 years ago, they are not considered historic, and there are other vineyards in active production in the area.

(Source: McKenna, et. al. - Archaeological Study for the Site)

4. Would the project have the potential to cause a physical change which would affect unique ethnic cultural values?

No Impact. There are no unique ethnic or cultural values associated with the site. Thus, no impact on unique or ethnic cultural values will occur with the construction of the proposed community plan.

(Source: McKenna, et. al. - Archaeological Study for the Site)

5. Would the project restrict existing religious of sacred uses within the potential impact area?

No Impact. There are no religious or sacred uses on-site which may be affected by the proposed development. The nearest religious uses to the site are churches on Highland Avenue, 2 miles to the northeast, and on Citrus Avenue, 3 miles east of the site. These churches will not be affected by the proposed development. Based on the foregoing, no significant impacts upon cultural resources attributable to the proposed project are expected.

(Sources: Archaeological Study for the Site, Site Reconnaissance)

O. Recreation

Environmental Setting

The City of Fontana has 32 parks covering approximately 1,380 acres. Play fields at schools of the Fontana Unified School District are also available for public use after school hours. The nearest park to the project site is the McDermott Sports Complex Community Park on Baseline Avenue at the Village of Heritage development. The McDermott Park is a 22.3-acre community park located approximately 1.0 mile west of the project site.

(Sources: Fontana General Plan, Fontana MEA, City of Fontana, Sierra Lakes Specific Plan EIR, Site Reconnaissance)

Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on the environment if it is in conflict with the established recreational, educational, religious, or scientific uses of the area. In addition, the Fontana General Plan Open Space and Recreation Element has established a standard of 2 acres of community park per 1,000 residents and 3 acres of neighborhood park per 1,000 residents.

Evaluation of Environmental Impacts

1. Would the project increase the demand for neighborhood or regional parks or other recreational facilities?

Potentially Significant Unless Mitigation Incorporated. The occupancy of 440 dwelling units will lead to an increase in the demand for parks and recreation facilities in the area. Based on the 1990 average household size of 3.48 persons per household, as many as 1,531 residents would occupy the site. Using the City's parkland requirement of 5.0 acres per thousand residents, the proposed development will require 7.66 acres of parkland to meet the City's standards. Of this, Lewis Homes of California's requirement would be 6.27 acres. Assuming an off-street bikeway credit of 50% of the parkland requirement, Lewis Homes of California would realize a 0.42 acre credit, and have a resultant 5.85 acre park land requirement. The developer shall pay fees or complete construction in lieu of the payment of fees under Resolution 1061 (Parks and Bikeways) to serve the proposed development at the City's direction.

The community plan as a whole needs an additional 1.36 acres of parkland to adequately serve future residents. The 80 units on the Meade and Hsu parcels would require 1.36 acres of parkland and/or must pay fees under Resolution 1061 to provide the City with funds for additional park facilities to serve the proposed development.

(Sources: Site Reconnaissance, Fontana General Plan)

2. Would the project affect existing recreational opportunities?

Less Than Significant Impact. The site is currently vacant, with a single-family residence on the southeast corner. No recreation activities occur on-site. The nearest park is McDermott Park, located approximately 1.0 mile to the west. The development of the proposed community plan will increase, albeit insignificantly, existing recreational demand or opportunities at this park.

(Sources: Site Reconnaissance, Fontana General Plan)

6.6 Mandatory Findings of Significance

The Initial Study and Environmental Assessment for the proposed Morningside Community Plan indicates that the proposed project has the potential to generate significant Air Quality, Traffic, Noise, Public Services, Utilities and Service Systems, and Recreation impacts. However, the Lead Agency has determined that the mitigation measures required to be implemented by the proposed project will effectively reduce such potential impacts to insignificant levels. Given this, the mandatory findings of significance regarding the impacts of the proposed project are as follows:

- *The proposed Morningside Community Plan will not have the potential to degrade the quality of the environment, with the implementation of the recommended mitigation measures.*

- *The proposed Morningside Community Plan will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended mitigation measures.*

- *The proposed Morningside Community Plan will not produce environmental impacts which are individually limited but cumulatively considerable when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended mitigation measures.*

- *The proposed Morningside Community Plan will not have environmental impacts which may have adverse effects on humans, either directly or indirectly, with the implementation of the recommended mitigation measures.*

6.7 Mitigation Monitoring and Reporting Program

A. Statutory Authority

This Initial Study identifies the mitigation measures that will be implemented to reduce the impacts associated with the proposed Morningside Community Plan. The California Environment Quality Act (CEQA) was amended in 1989 to add Section 21081.6 (to implement Assembly Bill (AB) 3180), which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed developments. As stated in Section 21081.6 of the Public Resources Code,

> *"...the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment."*

Section 21081.6 provides general guidelines for implementing monitoring and/or reporting mitigation programs. Section 21081.6 indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final approval of a project. The mitigation monitoring program shall be submitted to the Lead Agency for consideration prior to completion of the environmental review process. This will enable the applicant and decision-makers to respond appropriately to the proposal.

The following language can be incorporated as part of the decision-maker's findings of fact, and in compliance with requirements of the Public Resources Code.

> *In accordance with requirements of Section 21081(a), 21081.6 and 21081.7 of the Public Resources Code, the City of Fontana has made the following additional findings:*
>
> - *That a mitigation reporting and monitoring program shall be implemented for the Morningside Community Plan, as specified under the California Environmental Quality Act;*
> - *That through covenant and agreement, prior to the recordation of the final map, certificate of occupancy, and/or any building permit for the project, the City shall identify an appropriate licensed professional to provide certification that compliance with the required mitigation measures has been effected;*
> - *Site plans and/or building plans, submitted for approval by the responsible monitoring agency, shall include required mitigation measures/conditions;*

- *An accountable enforcement agency and monitoring agency shall be identified for mitigation measures/conditions adopted as part of the District's final determination.*

B. Mitigation Monitoring Program

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. These measures correspond to those listed in Section 6.3 and discussed in Section 6.5. To ensure that the mitigation measures are properly implemented, a monitoring program has been developed in accordance with City requirements. The table below lists the recommended mitigation measures by time frame for implementation, and identifies the timing and responsible City agency for monitoring the implementation of each measure. The developer will have the responsibility for implementing these measures, and the City of Fontana will have the primary responsibility for monitoring and approving the implementation of the mitigation measures.

TABLE 6-13
MITIGATION MONITORING PROGRAM

Mitigation Measure	Verification of Compliance			
	Planning	Engineering	Building and Safety	Mitigation Number
DURING DEVELOPMENT REVIEW				
1. The developer shall submit site plans and building plans showing the incorporation of acoustical design and features for residential and commercial structures located along perimeter roadways that would serve to maintain interior noise levels of 45 dB CNEL or less, and exterior noise levels of 65 dB CNEL or less.		Approved by: _____ on _____		
PRIOR TO ISSUANCE OF GRADING PERMITS				
1. The removal of heritage and significant trees on the site of the proposed project, if any, shall be performed in compliance with the City's Preservation of Heritage and Significant Trees Ordinance and provisions of a Tree Removal Permit, if required.		Approved by: _____ on _____	Approved by: _____ on _____	
2. The developer shall comply with NPDES requirements regarding the implementation of Best Management Practices (BMPs) during construction.		Approved by: _____ on _____	Approved by: _____ on _____	
3. The developer shall comply with SCAQMD Rule 403 regarding fugitive dust control. Measures shall be applied as appropriate and include, but not be limited to, the following: regular watering of exposed areas; truck wheel washing; suspension of earth-moving activities during high winds and smog alerts; use of well-tuned equipment; etc.		Approved by: _____ on _____	Approved by: _____ on _____	
PRIOR TO ISSUANCE OF BUILDING PERMITS				
1. The developer shall submit building plans showing compliance with Uniform Building Code Seismic Zone 4 building construction standards.	Approved by: _____ on _____			
2. The developer shall implement trip reduction measures identified in Section 30-385, *Trip Reduction Measures*, as set forth in the City of Fontana's Transportation Demand Management Program (ARTICLE XIV. *Transportation Demand Management,* Division 1, *Transportation Demand Management,* Sections 30-383 through 30-386). Excluded from this requirement are TDM measures already incorporated into the proposed project.	Approved by: _____ on _____			
3. Future on-site development which includes stationary emission sources shall obtain the appropriate permits from the SCAQMD.		Approved by: _____ on _____		

TABLE 6-13
MITIGATION MONITORING PROGRAM

Mitigation Measure	Verification of Compliance			
	Planning	Engineering	Building and Safety	Mitigation Number
4. The developer shall obtain site plan approval from the San Bernardino County Fire Department regarding the provision of on-site and off-site fire hydrants, adequate emergency access, and other fire district requirements. In order to reduce fire protection service demand, the project will comply with pertinent provisions in the Uniform Fire Code regarding building construction and design, and with any existing requirements for all new construction to provide fire sprinkler systems.		Approved by: _____ on _____		
5. The developer shall comply with the City of Fontana Police Department's Standard Building Security Specifications.			Approved by: _____ on _____	
6. Prior to the issuance of building permits for production homes, the developer shall pay schoool fees pursuant to Government Code 65995.	Approved by: _____ on _____			
7. The developer shall submit plans showing the incorporation of energy conservation measures into the project in accordance with Title 24 of the California Administrative Code.	Approved by: _____ on _____			
8. The developer shall either pay in-lieu parkland requirement fees or enter into an agreement with the City of Fontana to construct an off-site park and/or recreational facility as may be determined by the City and the developer. For Lewis Homes, the parkland requirement determining either the amount of in-lieu fees which shall be paid or amount of equivalent off-site improvements which shall be provided shall be 5.85 acres. This assumes the City's agreement to allocate a 50% credit for Lewis Homes' construction of a 0.42-acre perimeter bike path along Walnut and Cherry Avenues.			Approved by: _____ on _____	
9. Water system plans shall be designed by the Fontana Water Company.			Approved by: _____ on _____	

TABLE 6-13
MITIGATION MONITORING PROGRAM

Mitigation Measure	Verification of Compliance			
	Planning	Engineering	Building and Safety	Mitigation Number
DURING CONSTRUCTION				
1. Prior to the issuance of occupancy permits for the homes adjacent to the construction and for which the permit is being requested, the developer shall construct the adjacent roadway improvements in accordance with the Tentative Map Conditions of Approval as noted below: ■ ***Planning Area One*** - Widen Baseline Avenue from Cherry Avenue to the easterly boundary of P.A. 1. Remove existing south median curb to allow lane transitions from proposed lanes within this reach to existing lane conditions to the east and west of the project. Cherry Avenue adjacent to P.A. 1 will be constructed with full half street improvements. Construct transitional pavements to the north and south to existing conditions. Widen Cherry Avenue north of Baseline Avenue to provide one additional southbound through/right-turn lane. ■ ***Planning Area Two*** - Cherry Avenue adjacent to P.A. 2 will be constructed with full half street improvements. Construct transitional pavement north of Walnut Avenue to join existing conditions. Walnut Avenue from Cherry Avenue to secondary entry street will be constructed with 36 feet of pavement, south curb and gutter, and parkway improvements. The median will be deferred until development occurs along the north side of Walnut Avenue. At that time, the south curb of the median will be constructed with fees paid into the City's Circulation Program. ■ ***Planning Area Three*** - Walnut Avenue from secondary entry street to San Sevaine Avenue will be constructed with 36 feet of pavement, south curbs and gutter, and parkway improvements. The median will be deferred until development occurs along the north side of Walnut. At that time, the south curb of the median will be constructed with fees paid into the City's Circulation Program. San Sevaine will be constructed with 32 feet of pavement, west curb and gutter, and parkway improvements adjacent to P.A. 3.		Approved by: _____ on _____		

TABLE 6-13
MITIGATION MONITORING PROGRAM

Mitigation Measure	Verification of Compliance			
	Planning	Engineering	Building and Safety	Mitigation Number
■ ***Planning Area Four*** - Complete full half street improvements along Cherry Avenue from P.A. 3 to Baseline Avenue. ■ ***Planning Area Five*** - San Sevaine will be constructed with full half street improvements from Baseline Avenue to P.A. 3. Baseline Avenue will be widened from San Sevaine Road to P.A. 1. ■ ***Baseline Avenue Median*** - Development along the north side of Baseline Avenue west of Cherry Avenue and east of this project will initiate roadway improvements along those frontages. Currently, the traffic flow is on the south side of Baseline Avenue. In order to maintain acceptable transitions to the existing lanes westerly and easterly, the construction of the raised median in Baseline Avenue will be deferred until development occurs to the east and west, and the City has constructed the ultimate box culvert in Baseline. At that time, the raised median will be constructed and paid for from fees paid toward the circulation program. This section provides the framework for the phasing of the off-site circulation improvements. If it is determined prior to approval of the final map that minor modifications to this framework are necessary, either to the components of the roadway improvements which will be constructed with each phase or to the off-site construction phasing itself, such modifications may be approved by the City Engineer and/or the Community Development Director, as appropriate.				
2. The developer shall contribute to the provision of a traffic signal at the intersections of Cherry/Walnut and Baseline/"A" Street on a fair share basis, and shall modify the existing signal at the Baseline/Cherry Avenue intersection.		Approved by: _____ on _____		
3. The developer shall install traffic signs needed to control traffic flow to and from the site, as warranted.		Approved by: _____ on _____		
4. The developer shall extend existing power and gas lines into the site in coordination with SCE and SCG, and in accordance with PUC regulations.		Approved by: _____ on _____		
5. The developer shall submit plans showing: 1) the implementation of water conservation measures such as the use of automatic irrigation valves and controllers and site-appropriate drought tolerant plant materials; and, 2) compliance with Title 24 of the California Administrative Code regarding water-efficient appliances.		Approved by: _____ on _____		

TABLE 6-13
MITIGATION MONITORING PROGRAM

Mitigation Measure	Verification of Compliance			
	Planning	Engineering	Building and Safety	Mitigation Number
6. The developer shall either pay fees or complete construction in lieu of fees under Ordinance 1021 for sewer service to the site, and shall construct local sewer lines to serve the proposed development, as approved by the City of Fontana.	Approved by: _____ on _____			
7. The developer shall construct local drainage facilities in accordance with the requirements of the City of Fontana, and shall pay fees or construct in-lieu facilities, or join a community facilities district for the construction and maintenance of master-planned and regional storm drain facilities.		Approved by: _____ on _____		
8. Water system improvements shall be constructed as required by the City of Fontana and Central Valley Water District.			Approved by: _____ on _____	
PRIOR TO RECORDATION OF FINAL MAP				
1. The developer shall work with Omnitrans to confirm approval of currently recommended on-site bus turnout/stop locations along perimeter roadway intersections. The developer shall construct bus turnout/stop locations concurrent with adjacent street improvements.		Approved by: _____ on _____		
2. The developer shall participate in the City's circulation fee program through the payment of appropriate fees or construction in lieu of fees.	Approved by: _____ on _____			
3. The developer shall pay fees under Resolution 91-190 for additional police protection services to serve the proposed development.	Approved by: _____ on _____			
4. The developer shall pay impact fees to the City for expanded library services to serve the proposed development.	Approved by: _____ on _____			
5. The developer shall pay fees under Resolution 92-161 for additional fire protection services to serve the proposed development.	Approved by: _____ on _____			

Source: City of Fontana Planning Department, Robert Verlaan Associates, 1997

6.8 List of Preparers/References/Organizations and Persons Consulted

A. List of Preparers

This document was prepared under the direct management of the City of Fontana as Lead Agency for the proposed project and reflects their independent judgment and position regarding the environmental consequences of the proposed project. The Lead Agency was assisted by the following outside consultants:

Lead Consultant:

Robert Verlaan Associates (RVA)
Environmental/Planning Consultants

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Marc T. Blodgett, Senior Planner
Josephine Alido, Environmental Planner
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John Kain, Principal
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Jeannette McKenna
Consulting Archaeologist
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Needham Planning Consultants
Diana Needham, Principal
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Madole and Associates
Jim Lange, Senior Engineer
Gary Heely, Principal
Mark Bertone, Project Engineer
(Hydrology, Water, Sewer, Utilities)

B. References

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RMA Group, Soil Engineering Investigation, Promenade Project, July 1990.*

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United States Department of Agriculture Soil Conservation Service, Soil Survey of San Bernardino County, Southwestern Part, California, January 1980.

* *The project was originally named "Promenade" before it was changed to "Morningside." These studies were completed prior to the name change.*

C. Organizations and Persons Consulted

Bea Martinez, L.A. Department of Airports

Carry Hyke, San Bernardino County Solid Waste Department

Cathy of Fontana Rubbish Collectors

Chino Basin Municipal Water District - Planning Division

Community Services Department, City of Fontana

Curtis Aaron, City of Fontana Public Services Department

Dean Libbey, City of Fontana Community Development Department

Ed Kiessling, California Division of Mines and Geology

Beckie Mora, Hazardous Materials Data Management Program, Cal/EPA

Fontana Police Department, Administration

Gary Taylor of California Division of Mines and Geology

Gloria Smith, Housing Division of City of Fontana

Jim Theirl, Field Inspector at Chino Basin Watermaster

Lewis Trine, Etiwanda School District

Liz of Comcast Cable Television Company

Lou Neeb of San Bernardino County Flood Control District

Norma Manning and Jim Bryson of Fontana Water Company

Pacific Bell

Ron Graham, County Department of Agriculture

Susan Dell, Fiscal Services of the Chaffey Joint Union High School District

U.S. Department of Transportation

Craig Bruorton, Planning Department, City of Fontana.

Paul Burton, Engineering Department, City of Fontana.

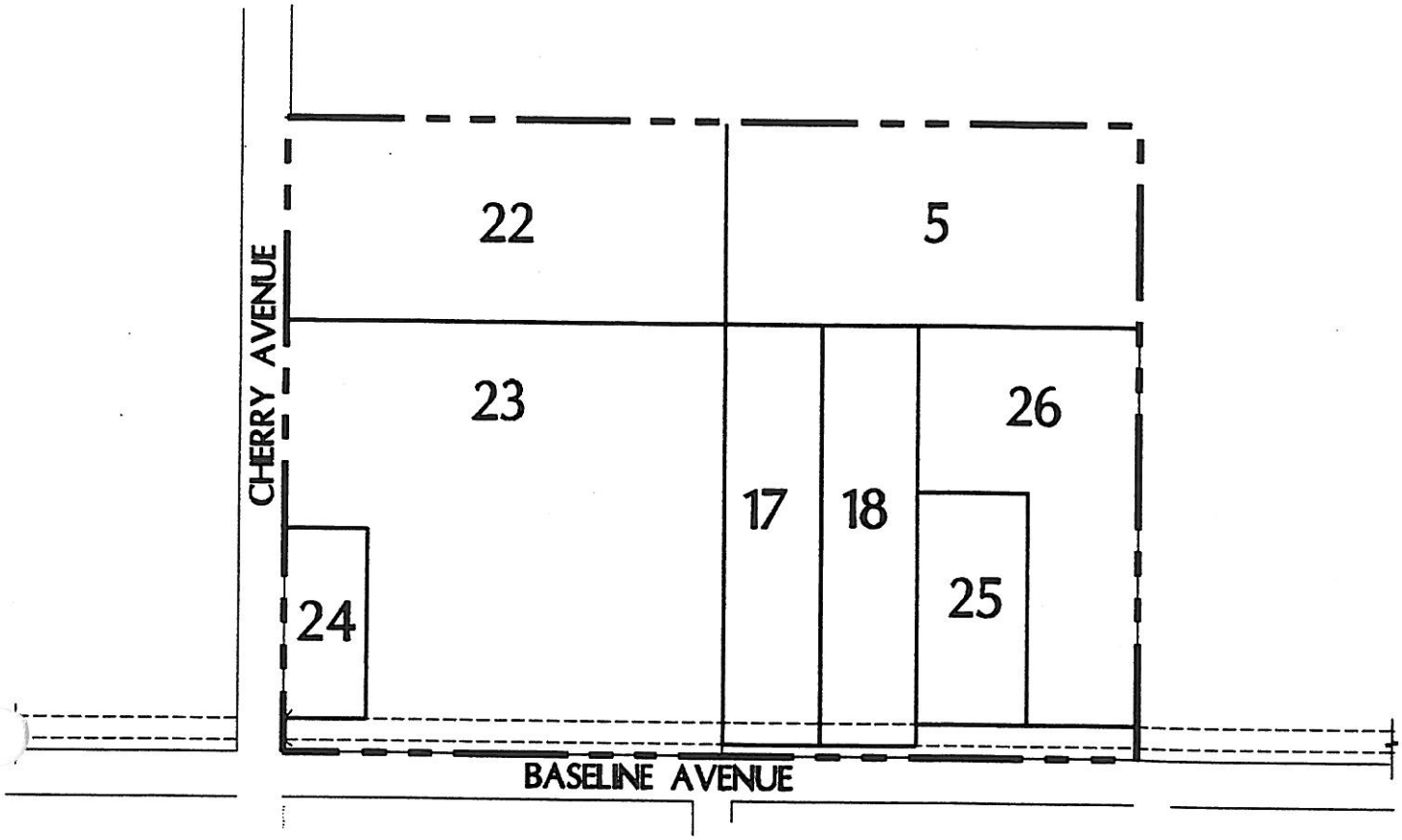
7.0 Appendix One

7.0 APPENDIX ONE

7.1 Ownership List and Map

Four different owners hold title to land within the Morningside boundary. These owners are identified on the ownership list and keyed to the assessor's parcel map, book 228, page 10, which follows on the next page.

Ownership List	**Assessor's Parcel Numbers** 228-101
Lewis Homes of California 1156 N. Mountain Avenue Upland, CA 91786	05 17 18 22 23
Mc Nay Family Survivors Trust and the McNay Family Exemption Trust 7600 Calle Casino Rancho Cucamonga, CA 91730	24
Phillip D & Linda F. Meade 14800 Baseline Avenue Fontana, CA 92336	25
Rong Chih Ea Hsu 902 Brigham Young Drive Claremont, CA 91711	26



NOT TO SCALE

Morningside

Lewis Homes

PORTIONS OF
ASSESSOR'S MAP
BOOK 228 – PAGE 10
San Bernardino County

7.2 Tentative Tract Map 15709

The Tentative Tract Map will be inserted following this page after it has been approved by the Fontana City Council.

7.3 Final Approval

Final approval of the Morningside Community Plan by the Fontana Planning Commission occured on July 28, 1997.

7.4 Option for Two Property Owners to Opt-In To Being A Part Of The Morningside Community Plan

The owners of two properties included in the Morningside Community Plan may "Opt-In" by October 26, 1997 (90 days after the Planning Commission approval of the Community Plan). These two property owners and their property are:

Name: Phillip D. & Linda F. Meade
Assessor's Parcel Number: 228-101-25

Name: Rong Chih Ea Hsu
Assessor's Parcel Numbers: 228-101-26

See Section 7.1 for a map showing the location of these properties.

An Opt-In by these property owners must occur by written notification to the City, dated no later than October 26, 1997. Upon an "Opt-In" notification, the property(s) for which such a notification has been received will be considered a part of this Community Plan.

None of the Community Plan requirements/ regulations shall apply to properties whose owners do not choose to Opt-In, although the Figures (graphics) and text references herein will not be changed. If a written Op-In notification(s) is received, it (they) will be inserted in Section 7.4 of Appendix One, after Page 7-5.

September 15, 1997

Debbie Brazil
Planning Division
City of Fontana
P.O.Box 518
Fontana, CA 92334-0518

Re: Morningside Community Plan

Dear Ms. Brazil :

This is to respond to your letter of September 3, 1997, as the owners of property lot No: 228-101-26.

We hereby to notify you that we will like to opt-in the plan and to have our property be involved in the Morningside Community plan.

Please contact me if there is other paperwork need to be done.

Sincerely yours,

Margaret L. L. Hsu (power of attorney)

Margaret L.L. Hsu

8.0 Appendix Two: See Separate Document- Technical Reports to Support Environmental Assessment

8.0 APPENDIX TWO

See separate document for technical reports to support the Environmental Assessment.