



October 23, 2023

Salvador Quintanilla, Senior Planner
Cit of Fontana
8353 Sierra Avenue
Fontana, CA 92355

**RE: CITRUS & OLEANDER AT SANTA ANA AVENUE PROJECT REVISED SITE PLAN AND ITS FINAL EIR HAVING
SCH No. 2022110389**

Dear Mr. Quintanilla:

As the California Environmental Quality Act (CEQA) compliance consultant for the Citrus & Oleander Avenue at Santa Ana Avenue Project, T&B Planning Inc. has evaluated the revised Design Review applications provided by the Project Applicant for CEQA compliance. The revised Design Review applications and associated application materials show reductions in building square footage and changes to site driveway access points compared to the Site Plans evaluated in the Environmental Impact Report (EIR) having State Clearinghouse (SCH) No. 2022110389.

As provided by CEQA Guidelines Section 15088.5, recirculation of an EIR is only necessary when a project revision shows that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.*
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.*
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.*
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.*

None of the above items are met in this case, and therefore it is our opinion that the EIR having SCH No. 2022110389 can be considered for certification in relation to the revised Design Review applications and associated entitlements.

To support this conclusion, Urban Crossroads, Inc. prepared a Supplemental Assessment to determine the effects of the proposed Site Plan changes on the previous analyses of vehicle miles traveled (VMT), level of service (LOS) based Traffic, Air Quality, Greenhouse Gas Emissions, Energy, Health Risk Assessment, and Noise and Vibration.



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Urban Crossroads determined that the revised Design Review applications would result in the same or fewer/lesser impacts on the environment for the aforementioned topics in comparison to the conclusions presented in the technical studies prepared to support the EIR having SCH No. 2022110389.

Accordingly, no additional analysis is needed and no recirculation of the EIR is required. To supplement the Project record, please see the attached Supplemental Assessment, dated October 19, 2023, from Urban Crossroads.

Sincerely,

T&B PLANNING, INC.


Tracy Zinn
Principal

www.tbplanning.com



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