



## **Initial Study**

# **General Plan Amendment No. 2019-0002 & Specific Plan Amendment No. 2019-0001**

**Project Location:  
300-322 S. Sycamore Avenue  
APNs: 0131-031-41 & -56**

**City of Rialto, San Bernardino County, California**

**Prepared By:**

**City of Rialto**  
Planning Division  
150 South Palm Avenue  
Rialto, CA 92376  
909-820-2535  
Daniel Casey, Senior Planner

**Date of Assessment:** June 24, 2019

**1. Project title:**

General Plan Amendment No. 2019-0002 and Specific Plan Amendment No. 2019-0001

**2. Lead agency name and address:**

City of Rialto  
Development Services Department  
Planning Division  
150 South Palm Avenue  
Rialto, California 92376

**3. Contact person and phone number:**

Daniel Casey, Senior Planner - (909) 820-2525 ext. 2075

**4. Project location:**

The project site is located at 300-322 S. Sycamore Avenue (APNs: 0131-031-41 & -56).

**5. Project sponsor's name and address:**

Rob Beecham, 300 S. Sycamore Avenue, Rialto, CA 92376 - (909) 875-2560

**6. Zoning Designation and Land Use:**

<i>Location</i>	<i>Existing Land Use</i>	<i>Zoning</i>
Site	Industrial Buildings	S-C
North	Telecommunications Switch Center	S-F
South	Single-Family Residences	MFR
West	Self-Storage Facility	U-S
East	Church	R-1C

**7. Description of project:**

The proposed project involves a request to change the General Plan land use designation of the project site from Residential 21 (R21) to Business Park (BP) and to change the zoning designation of the project site from Support Commercial (S-C) within the Central Area Specific Plan to Urban Services (U-S) within the Central Area Specific Plan. No new development is proposed. The project proponent's goal is to facilitate additional permitted uses within existing buildings on the project site.

**8. Other City Departments whose approval is required:**

City Council – General Plan Amendment & Specific Plan Amendment

Planning Commission – General Plan Amendment & Specific Plan Amendment

## 1.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Air Quality Resources	<input checked="" type="checkbox"/> Agricultural Resources
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Cultural Resources
<input type="checkbox"/> Greenhouse Gases	<input checked="" type="checkbox"/> Hazardous & Hazardous Mat.	<input type="checkbox"/> Hydrology & Hazardous Mat.	<input type="checkbox"/> Hydrology & Hazardous Mat.
<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Mineral Resources
<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Public Services	<input type="checkbox"/> Public Services
<input type="checkbox"/> Transportation / Traffic	<input type="checkbox"/> Tribal Cultural Resources	<input checked="" type="checkbox"/> Tribal Cultural Resources	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Mandatory Findings of Significance	<input type="checkbox"/> Mandatory Findings of Significance		

### 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 revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT will be prepared.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment. But at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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Signature

Daniel Casey, Senior Planner

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Printed Name

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Date

City of Rialto

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For

## 2.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### I. AESTHETICS

Would the project:

- |                                                                                                                                                         |                          |                          |                          |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista as identified in the City's General Plan?                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime view in the area?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### Substantiation:

- a. *No Impact* – No new development is proposed as a part of the project. Regardless, there are no known scenic vistas at or near the project site. Therefore the project will have no impact on scenic vistas.  
*Source: Site visit, General Plan*
- b. *No Impact* - No new development is proposed as a part of the project. Regardless, no known scenic resources exist at the site and as such the project will have no impact.  
*Source: Site Visit, General Plan*
- c. *No Impact* - No new development is proposed as a part of the project. The project will not have an adverse impact on the visual character of the site or its surroundings.  
*Source: Project proposal*
- d. *No Impact* – No new development is proposed as a part of the project. Therefore, no new light standards will be constructed as part of this project.  
*Source: Project site plan*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## II. AGRICULTURE RESOURCES

- |                                                                                                                                                                                                                                                  |                          |                          |                          |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to a non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use or a Williamson Act contract?                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use?                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Substantiation:

- a-c. *No Impact* - The site is not designated as Prime or Unique Farmland or Farmland of Statewide Importance. The site is not subject to a Williamson Act contract. The proposed project will have no impact to farmland.

*Source: General Plan*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### III. AIR QUALITY

Would the project:

- |                                                                                                                                                                                                                                                                                             |                          |                          |                          |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? (South Coast Air Basin)                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation based on the thresholds in the SCAQMD's "CEQA Air Quality Handbook?"                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### Substantiation:

- a-e. *No Impact (a - e)* – No new development is proposed as a part of the project. Any future development will be analyzed in accordance with the Air Quality Management Plan (AQMP) and the emissions thresholds established by the South Coast Air Quality Management District (SCAQMD).

No emissions from construction will be created by the proposed project as no construction activities are proposed. The proposed project involves a change in the General Plan land use designation and zoning designation of the project site. No new uses are proposed to occupy any of the existing buildings at this time, and any existing business will remain in place as is. Therefore, there will be no change in long-term emissions from operational impacts.

*Source: Project Proposal, Air Quality Management Plan*



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### IV. BIOLOGICAL RESOURCES

Would the project:

- |                                                                                                                                                                                                                                                                                        |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or U.S. Fish and Wildlife Service (USFWS)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFG or USFWS?                                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Substantiation:**

- a-b. *No Impact* - No known habitat, either riparian or other sensitive habitat, or species designated as sensitive or special status by the California Department of Fish and game or U.S. department of Fish and Wildlife is known to exist at or adjacent to the project area. As such, the project will have no impact on sensitive habitat or species.

*Source: Site Visit, General Plan Update Final Master Environmental Impact Report*

- c. *No Impact* - No wetland are exists at or near the project site and as such the project will have no impact.

*Source: Site Visit, General Plan Update Final Master Environmental Impact Report*

- d. *No Impact* – The project site is developed and is located in a developed area preventing the use of the project site and surrounding area as a wildlife corridor. The existing site does not currently provide for the movement of any native resident or migratory fish or wildlife. There are no permanent water bodies on-site that could serve as a waypoint in the Pacific Flyway for migratory birds. No impact will occur.

*Source: Site Visit, General Plan Update Final Master Environmental Impact Report*

- e-f. *No Impact* - No local policies or ordinances protecting biological resources exist that affect the subject site. There is no adopted Habitat Conservation Plan or other approved habitat conservation plan that affects the subject site and as such no impact will occur.

*Source: Site Visit, General Plan Update Final Master Environmental Impact Report*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## V. CULTURAL RESOURCES

Would the project:

- |                                                                                                                                |                          |                          |                          |                                     |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5 of CEQA?       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5 of CEQA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Substantiation:

- a-b. *No Impact* – The project site is located on a disturbed parcel that has been previously developed. The site is not designated as an area for high sensitivity for prehistoric cultural resources or as an area of sub-surface historic sensitivity. As no excavation is proposed as part of the project there is no possibility that cultural resources could be affected by the project.

*Source: Site Visit, General Plan Update Final Master Environmental Impact Report*

- c. *No Impact* – Due to previous disturbance and development of the site, the potential for discovering paleontological resources during development of the proposed project is unlikely. There are no known geologic features at or adjacent to the subject site.

*Source: Site Visit, General Plan Update Final Master Environmental Impact Report*

- d. *No Impact* – Since no grading or exaction is proposed as part of the project, the potential for encountering human remains during development of the proposed project is unlikely.

*Source: Site Visit, General Plan Update Final Master Environmental Impact Report*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## VI. GEOLOGY AND SOILS

Would the project:

- |                                                                                                                                                                                                                                                                                        |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:                                                                                                                                                       |                          |                          |                          |                                     |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides?                                                                                                                                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately                                                                                                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
supporting the use of septic tanks of alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				

**Substantiation:**

a-e. *No Impact (a-e)* - The project area lies within a region of active faults. The city is subject to ground shaking at a maximum of Level V on the Mercalli scale. Seismic impacts from ground shaking will be mitigated to a level of insignificance based on the following regulations implemented in the grading plan check and building permit phase:

- Geotechnical investigations are required for all grading and construction activities.
- All construction within the City must comply with the California Building Code.

Liquefaction and subsidence is unlikely to occur in Rialto because the groundwater level within the City is 10-30 feet or below the surface. The subject area is relatively flat and overlain with gravelly, loamy sand derived from granitic rock. Landslides are highly unlikely because of the flat terrain and the soil type within the project area is not known to be expansive in nature.

*Source: General Plan Update Final Master Environmental Impact Report*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## VII. GREENHOUSE GAS EMISSIONS

Would the project:

- |                                                                                                                                  |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Substantiation:

- a-b. *No Impact* – The proposed project does not include any construction activities. Therefore, no impact from this project with respect to GHG emissions is anticipated.

*Source: Project Proposal, Site Visit, General Plan Update Final Master Environmental Impact Report*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- |                                                                                                                                                                                                                                                                  |                          |                          |                          |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
plan?				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

- a-d. *No Impact* - The project involves a change in the general plan land use designation and the zoning designation to facilitate industrial uses within existing non-conforming buildings that were built for industrial purposes. No hazardous materials or substances that cause objectionable odors and pollutant concentrations will occur as a result of the project.

*Source: Project Proposal*

- e-f. *No Impact* - The site is not located within an airport land use plan and no impact will occur.

*Source: Project Proposal*

- g. *No Impact* - Development of the project site will not impair implementation of or interfere with an adopted emergency response or evacuation plan and as such no impact will occur.

*Source: Project Proposal, General Plan Update Final Master Environmental Impact Report*

- h. *No Impact* - The project area is not located within or adjacent to wild land areas subject to wild land fires and as such no impact will occur.

*Source: GP MEIR*



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY</b>				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Substantiation:**

a-f. *No Impact* - The project utilizes the City sewer service and as such no water quality violations or waste discharge is anticipated. The project does not include any expansion in water service and as such no depletion of groundwater levels is anticipated. No streams or rivers exist at or near the project site and as such, no erosion, siltation or flooding will occur as a result of the proposed project. This project does not include grading, new structures, or expansion of existing structures. No polluted storm water runoff will be created by the proposed project.

*Source: General Plan Update Final Master Environmental Impact Report*

g-i. *No Impact* - The project site is not located within the 100 year flood hazard area and no impediment or redirection of flood flows would occur.

*Source: General Plan Update Final Master Environmental Impact Report*

j. No large bodies of water, dams or levees exist at or near the project site with a capacity to cause inundation as a result of seiche, tsunami or mudflow.

*Source: General Plan Update Final Master Environmental Impact Report*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## X. LAND USE AND PLANNING

Would the project:

- |                                                                                                                                                                                                                                                                                                             |                          |                          |                          |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community?                                                                                                                                                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Substantiation:

- a-b. *No Impact* - The project site is currently zoned for retail commercial uses. The project site is a 2.17 acre site with existing non-conforming industrial buildings and existing non-conforming industrial uses on-site located in an area primarily developed with industrial uses. The Central Area Specific Plan restricts all business operations and storage to be conducted within an enclosed building. The proposed project will not conflict with the established land use policies and no impact will occur.

*Source: Project Proposal, Site Visit, General Plan Update Final Master Environmental Impact Report*

- c. *No Impact* - No local policies or ordinances protecting biological resources exist that affect the subject site. There is no adopted Habitat Conservation Plan or other approved habitat conservation plan that affects the subject site and as such no impact will occur.

*Source: Site Visit, General Plan Update Final Master Environmental Impact Report*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XI. MINERAL RESOURCES

Would the project:

- |    |                                                                                                                                                    |                          |                          |                          |                                     |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Result in the loss of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Substantiation:

- a-b *No Impact* - No known mineral resources or mineral resource recovery sites exist at or near the project area and as such no impact will occur.

*Source: General Plan Update Final Master Environmental Impact Report*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XII. NOISE

Would the project result in:

- |                                                                                                                                                                                                                                                                     |                          |                          |                                     |                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### Substantiation:

- a-d. *Less Than Significant Impact* – All operations of any existing or future industrial uses within the project site will occur solely within existing buildings. Hours of operation will be restricted by the City's adopted noise ordinance to reduce any impacts on the surrounding area to a less than significant level.

*Source: General Plan Update Final Master Environmental Impact Report*

- e-f. *Less Than Significant Impact* - The site is not within an airport land use plan. No impact will occur

*Source: Site Visit, General Plan Update Final Master Environmental Impact Report*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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### XIII. POPULATION AND HOUSING

Would the project:

- |                                                                                                                                                                                                           |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### Substantiation:

- a-c *No Impact* - The project involves the changing of a general plan land use designation and a zoning designation to facilitate the establishment of non-residential uses. Therefore, the project will not induce population growth. The project site contains multiple industrial uses within existing commercial developments and will not displace any existing housing or people.

*Source: Site Visit, General Plan, General Plan Update Final Master Environmental Impact Report*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### XIV. PUBLIC SERVICES

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

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

##### Substantiation:

- a-b. *No Impact* – No new development will occur as a part of the project. All existing public services will continue to be provided as is. Any future development will be responsible for the payment of Development Impact Fees to offset the costs of any additional public services.

*Source: Project Proposal, City Council Resolution No. 4484 establishing Development Impact Fees*

- c-e. *No Impact* – The proposed project will not generate new residents to the area, therefore there will not be an increase in demand for schools, parks, or other public facilities as a result of implementing this project and no impact will occur.

*Source: Project Proposal, City Council Resolution No. 4484 establishing Development Impact Fees*



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XV. RECREATION

- |    |                                                                                                                                                                                                             |                          |                          |                          |                                     |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Substantiation:

- a-b. *No Impact* – The project site contains existing non-conforming industrial buildings and a motel. No new development will occur as a result of the project, therefore the project will not induce population growth. Therefore the project will not result in an increase in the demand for parks or other recreational facilities. No recreational facilities are proposed as a part of this project and as such no impact will occur.

*Source: Project Proposal, Site Visit*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XVI. TRANSPORTATION/TRAFFIC

Would the project:

a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Substantiation:

- a-b. *No Impact* – Sycamore Avenue will continue to provide access to the project site. The existing street is fully improved and adequate in size to accommodate traffic. A change in land use and zoning designations as proposed is not anticipated to generate significant vehicle traffic beyond the existing vehicle traffic.

*Source: Project Proposal, General Plan*

- c. *No Impact* - The project will have no impact on air traffic patterns.  
*Source: Project Plans, General Plan*
  
- d-e. *No Impact* - The project site is served by an existing roadway system is an existing development and no sharp curves, dangerous intersections will occur as a result of the proposed project.  
*Source: Project Proposal, General Plan*
  
- f. *No Impact* – No new development will occur as a result of the project, therefore there will be no impact on parking.  
*Source: Project Proposal*
  
- g. *No Impact* - The project will have no impact on alternative transportation modes.  
*Source: Project Plans, General Plan*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XVII. TRIBAL CULTURAL RESOURCES

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

- |    |                                                                                                                                                                                                                                                                                                                                                                                                                       |                          |                          |                          |                                     |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or                                                                                                                                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Substantiation:

- a & b. *Less Than Significant Impact* - The project site contains previously developed disturbed land. The site is not designated as an area for high sensitivity for prehistoric cultural resources or as an area of sub-surface historic sensitivity. The project does not include or propose any development, and as such no excavation of the site will occur that might affect potentially unknown tribal cultural resources. Nevertheless, the City mailed notices to nine (9) Native American tribes in accordance with California Senate Bill 18 and California Assembly Bill 52, notifying each tribe of the project and providing each tribe an opportunity to seek consultation on the project. No tribes requested consultation during the mandatory notification periods.

*Source: Site Visit, Project Description, Tribal Notification*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- |                                                                                                                                                                                                                                  |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new and expanded entitlements needed?                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Substantiation:**

- a & e. *No Impact* - The proposed project will not result in new construction. The existing development is currently served by the Rialto Water Services and City of Rialto Sewer and the project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. No exhaustion of wastewater treatment capacity is anticipated as a result of the proposed project.

*Source: General Plan, General Plan Update Final Master Environmental Impact Report*

- c. *No Impact* - The proposed project will not result construction of necessary infrastructure and payment of the Development Impact Fees will mitigate any cumulative impacts that the proposed project may have on storm water drainage facilities to a level of insignificance.

*Source: General Plan, General Plan Update Final Master Environmental Impact Report*

- b & d. *No Impact* - The project is currently served by Rialto Water Services and no new or expanded facilities are proposed.

*Source: General Plan, General Plan Update Final Master Environmental Impact Report*

- f. *No Impact* - The proposed is currently served by Burrtec Disposal and no new or expanded facilities are proposed.

- g. *No Impact* – No new uses are proposed as a part of the project. The existing buildings will continue to be served by Burrtec Disposal.

*Source: General Plan, General Plan Update Final Master Environmental Impact Report*

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## XIX. MANDATORY FINDINGS OF SIGNIFICANCE

- |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                          |                          |                                     |                                     |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) | Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

### Substantiation:

- a. *No Impact* – The site is existing developed land and the proposed project will not degrade the quality of the environment, reduce habitat, threaten a plant or animal community, nor eliminate any examples of California history.
- b. *No Impact* – The proposed project does not include any new or expanded facilities. Any future expansions and new facilities will be mitigated to a level of insignificance through payment of Development Impact Fees and through the imposition of conditions of approval.

- c. *Less Than Significant Impact* – This project will not result in any identifiable substantial adverse effects on humans either directly or indirectly. Potential impacts to humans will be reduced to a less than significant level through the imposition of conditions of approval.