



Initial Study
SCOR Industries – 500tpd Heavy Recycling Facility
City of Rialto, California

Project Location:

2321 South Willow Avenue – APN: 0258-041-17

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

(Initial Study E.A.R. No. 2019-0049)

Date of Assessment: July 15, 2019

1. Project title:

SCOR Industries – 500tpd Heavy Recycling Facility

2. Lead agency name and address:

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

3. Contact person, phone number, and email:

Daniel Casey, Senior Planner – (909) 820-2535 – dcasey@rialto.ca.gov

4. Project location:

2321 S. Willow Avenue, which is located on the east side of Willow Avenue approximately 1,000 feet north of Santa Ana Avenue.

5. Project sponsor's name and address:

Jim Harley, 8627 Wheeler Ave., Fontana, CA 92335 - (909) 355-0375

6. Zoning Designation and Land Use:

<i>Location</i>	<i>Existing Land Use</i>	<i>Zoning</i>
Site	Recycling Facility	H-IND
North	Steel Manufacturer	H-IND
South	525,110sf Warehouse Bldg.	H-IND
West	Old Dominion Truck Terminal	H-IND
East	Propane Facility	H-IND

7. Description of project:

The proposed project involves the expansion, development, and operation of a 500 ton per day (TPD) heavy recycling facility (large volume CDI Debris Processing Facility) for the processing and recovery of sorted and mixed construction non-hazardous wastes and materials on 3.5 acres of land located within the H-IND (Heavy Industrial) zone of the Agua Mansa Specific Plan.

Materials will be derived from the source separation activities of the project proponent with additional materials to be supplied from customer deliveries. The project proponent (i.e., Scor Industries) will construct a 24,200 square foot building for sorting, grinding, screening, chipping, and other beneficiation of dry solid materials including fiber, glass, plastics, wood waste, metals, wallboard, roofing materials, tiles, concrete, dirt, brick, inerts, and other inorganic materials from construction sites. Additionally, the facility will be improved to include an 1,800 square foot truck maintenance building, pavement, stormwater collection and treatment system, fencing, block screen walls, landscaping, lighting, and a scale house and permanent weigh scale. An existing, 2,184 square foot building formerly used as a single-family residence will be demolished and converted into an office with parking suitable for the facility.

The subject property will be developed into the large volume CD Debris processing facility for Scor Industries, which is a legal dba of Skyline Construction Services, a licensed general contractor firm. Bulk recoverable materials will be transported/delivered to the site. Scor will sort materials by marketable type, beneficiate the materials for markets, and then ship final products for additional processing or for direct usage by the end user. Generally, less than 10% of materials will be discarded and landfilled; but there may be conditions where residual may increase up to 30% due to market conditions, the state of received materials, and other factors. No food waste, grass clippings, or other wet organics will be accepted.

8. Other City Departments whose approval is required:

Engineering Division – Grading Plan

Building Division – Building Permits

Development Review Committee – Precise Plan of Design

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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Land Use Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Planning | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input checked="" 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.

Signature

Daniel Casey, Senior Planner

Printed Name

Date

City of Rialto

For



Figure 1

Location Map

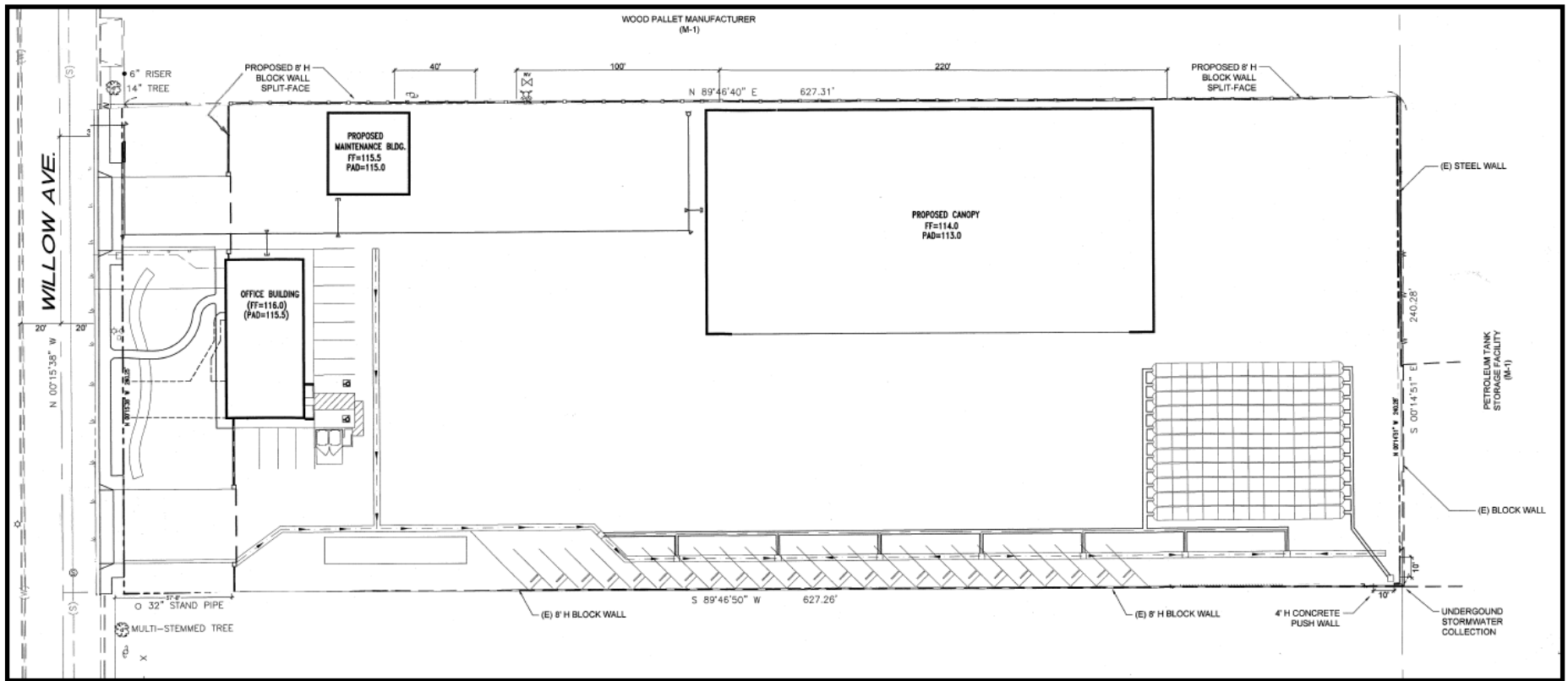


Figure 2

Site Plan

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 of 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a. *No Impact* - 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 known scenic resources exist at the site and as such the project will have no impact.
Source: Site Visit, General Plan
- c. *No Impact* - Conditions of Approval for the project shall be imposed which will improve the visual character of the site and its surroundings. The project will not have an adverse impact on the visual character of the site or its surroundings.
Source: Project site plan, Citywide Design Guidelines

d. *Less Than Significant Impact With Mitigation Incorporated* - Exterior security lighting will be installed throughout the project site to discourage vandalism and create a safe environment for workers in the evening darkness. To ensure that nuisance light or glare does not disturb nearby properties, the applicant shall implement the following mitigation measure:

I-1: The applicant shall use the minimum amount of security lighting necessary for safety and security and shall shield and direct light away from adjacent properties.

I-2: The applicant shall submit a lighting plan to the City of Rialto for review and shall meet any and all night-time lighting requirements of the City.

Implementation of mitigation measures I-1 and I-2 will reduce potential light and glare impacts to less than significant.

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 checked="" type="checkbox"/>	<input 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-c. *No Impact (a & c) / Less Than Significant Impact (b)* - The project is located within the South Coast Air Basin and is subject to the Air Quality Management Plan (AQMP) of the South Coast Air Quality Management District (SCAQMD). Basin-wide air pollution levels are administered by the SCAQMD through the AQMP. Emissions from motor

vehicles to and from the project area are subject to regulation by the California Air Resources Board. The proposed land use is consistent with the General Plan designation and therefore, consistent with the AQMP.

The project will be responsible for the creation of emissions during construction activities and of long-term emissions from operational impacts. Table 1 lists the applicable thresholds for each pollutant and whether or not the project's operational emissions will exceed that threshold.

Table 1: Unmitigated Maximum Daily Emissions (lbs/day)

Activity	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}	CO ₂
Construction Emissions	26.12	55.02	33.58	0.01	20.99	6.77	5030.30
SCAQMD Threshold	75	100	550	150	150	55	N/A
Exceeds Threshold	No	No	No	No	No	No	N/A
Vehicle Emissions	0.74	0.82	7.30	0.01	1.52	0.29	880.71
Area Source Emissions	0.32	0.83	2.23	0.00	0.01	0.01	969.25
Total: Vehicles + Area Source	1.06	1.65	9.53	0.01	1.53	0.30	1849.96
SCAQMD Threshold	75	100	550	150	150	55	N/A
Exceeds Threshold	No	No	No	No	No	No	N/A
NA =Not applicable Source: Urbemis 2007 Version 9.2.4							

The information shown in Table 1 indicates that construction and long-term operational impacts are below the SCAQMD regional significance threshold, and are considered less than significant.

Source: General Plan, Zoning Ordinance, Air Quality Management Plan

- d-e. *No Impact* - No pollutant concentrations or substances that cause objectionable odors will be created by the proposed project. The Agua Mansa Specific Plan restricts the use of substances that cause objectionable odors and pollutant concentrations.

Source: General Plan, Zoning Ordinance, Agua Mansa Specific Plan, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, Agua Mansa Specific Plan, 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, Agua Mansa Specific Plan, General Plan Update Final Master Environmental Impact Report

- d. *Less Than Significant Impact With Mitigation Incorporated* – The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites. There is no habitat on site that would be used by birds or other animals except for one (1) tree on the project site. This tree is proposed to be removed as a part of the development. Therefore, there is the potential for nesting birds to be disturbed as a result of the tree removal. In order to reduce this impact to less than significant, the following mitigation measure is recommended:

IV-1: The State of California Fish and game Code 3503 prohibits the take of active bird nests. To avoid an illegal take of active bird nests, any grubbing, brushing or tree removal will be conducted outside of the State identified nesting season (nesting season is February 15 through September 1). Alternatively, the site will be evaluated by a qualified biologist prior to initiation of ground disturbance to determine the presence or absence of nesting birds. If an active nest is located in the project construction area it will be flagged and a 100-foot buffer placed around it. No activity will occur within the 100-foot buffer until the young have fledged the nest.

Source: Site Visit, Agua Mansa Specific Plan, 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, Agua Mansa Specific 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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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-b. *Less Than Significant Impact With Mitigation Incorporated* – The project site is located on a disturbed parcel that was partially 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. The site is currently vacant and there are no known historical resources at or adjacent to the site. Some remote potential does exist that subsurface resources may occur at depths of several feet below the existing ground surface. There is the possibility that cultural resources could be affected by construction of the project. To mitigate the potential for impact to cultural resources to a less than significant level, the following measure shall be implemented:

V-1: In the unlikely event cultural resources are encountered during construction of the project, activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. This professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act and/or the federal National Environmental Policy Act as applicable.

Source: Site Visit, Agua Mansa Specific Plan, General Plan Update Final Master Environmental Impact Report

- c. *Less Than Significant Impact With Mitigation Incorporated* – 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. To mitigate any potential for impact to paleontological resources to a less than significant level, the following measure shall be implemented:

V-2: In the unlikely event that paleontological resources are encountered during construction of the project, activities in the immediate area of finds shall be halted and an onsite inspection should be performed immediately by a qualified paleontologist. This professional shall assess the find, determine its significance, and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act and/or the federal National Environmental Policy Act.

Source: Site Visit, Agua Mansa Specific Plan, General Plan Update Final Master Environmental Impact Report

- d. *Less Than Significant Impact* - If human remains are encountered during grading or other site preparation procedures, the County Coroner will be contacted. Based on the direction of the County coroner and compliance with this procedure, any impact will be reduced to a level of insignificance.

Source: Site Visit, Agua Mansa Specific 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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VI. ENERGY

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Substantiation:

a-b. *Less Than Significant Impact* – There will be no significant impact related to the construction and operation of the heavy recycling facility in terms of energy. In reality, there is a positive return in conservation and efficiency.

The heavy recycling facility only accepts materials from the construction sector, not the demolition sector which is over 5x as wasteful as the former (85% of C&D waste is demolition derived). Nonetheless, there is still some wasting, and the residuals of the construction site typically include concrete, lumber cuttings, packaging, wood forms, plastic wrapping, and broken bricks and inserts. The land disposal of these used commodities is an act that also discards the embodied energy of the materials themselves. Scor recovers these materials (on and off site), transports them to Scor’s facility, and proceeds to recycle stuff into new end products often used by the same waster. This is great example of the circular economy, where one’s trash is another’s treasure. But there are many hidden benefits one of which is energy conservation and efficiency.

Inasmuch as concrete and concrete related industries directly contribute to the generation of 5% of the nation’s Green House Gases load, the greening and recycling of concrete debris by this facility into a variety of products represents a considering savings of energy. By some accounts, up to 95% energy savings from using recycled product exist for aluminum and other metals. Additionally, the facility will take unusable and reusable scrap lumber which would be lost to

landfill and instead transforms them to reusable mulch, specified by size, color and content, which saves on watering that in turn saves energy.

Even so, Scor has taken deliberate pains to carefully design and develop its facility, and to purchase the most industry-standard efficient and effective transport and processing equipment. This includes several CNG fueled vehicles, state-of-the-art routing software, equipment that process output mostly to stringent market specifications. Finally, strictly applied labor-intensive hand sorting of recyclable rich residuals at the source and onsite helps us fulfill our goal to minimize mechanical processing energy consumption, by reducing the feeding of off-spec, hard-to-process contaminants to our equipment.

Source: Project Plans, Site Visit

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a-e. *Less Than Significant Impact (b) / No Impact (a, c-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 Uniform 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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VIII. 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Substantiation:

a-b. *Less Than Significant Impact* – In September 2006, the California State Legislature adopted AB 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing GHG emissions in California. AB 32 requires CARB to adopt rules and regulations that would achieve GHG emissions equivalent to state-wide levels in 1990 by 2020.

Two (2) new structures will be built as a result of this project. In addition, construction activities will include paving, landscaping, and the installation of screen walls. Emissions of greenhouse gases (GHG) would result from the construction and operation of the proposed project. The SCAQMD has not adopted regulatory thresholds for GHG emissions; however, the SCAQMD has established a stationary source interim threshold of 10,000 metric tons of carbon dioxide equivalents (MTPY CO₂e) annually for industrial projects.

The proposed project is estimated to result in emissions of 301.44 MTPY CO₂e during operational periods. The project’s worst case GHG emissions during construction are expected to be approximately 5030.30 pounds per day (819.67 MTPY CO₂e). This is substantially less than the established stationary source interim SCAQMD threshold.

Therefore, no significant impact from this project with respect to GHG emissions is anticipated.

Furthermore, this facility has been identified in the Countywide Integrated Waste Management Plan (revised April 2018) on Page 45, Table SP 5-3: Summary of Nondisposal Facilities as a C&D debris processing facility. This is the official Countywide Integrated Waste Management Plan (CIWMP), and it is one of the requirements of the IWM Act. All permitted and lawful recycling, processing, and composting sites -- officially recognized as an integral part of the plan to reduce GHG emissions -- are listed therein.

Inasmuch as concrete and concrete related industries directly contribute to the generation of 5% of the nation’s Green House Gases load, the greening and recycling of concrete debris and other used commodities by this facility into a variety of renewed end products represents a considering reduction in GHG formation.

Source: Project Plans, Site Visit, Agua Mansa Specific 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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IX. 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, | <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
substances, or waste within one-quarter mile of an existing or proposed school?				
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 plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 the development of a sorting facility for municipal and construction non-hazardous materials. No hazardous materials or substances that cause objectionable odors and/or pollutant concentrations will be used at the facility. The H-

IND (Heavy Industrial) zone restricts the use of hazardous substances that cause objectionable odors and pollutant concentrations.

Source: Project Site Plan, Agua Mansa Specific Plan

e-f. *No Impact* - The site is not located within the vicinity of an airport, private airstrip nor is it located within an airport land use plan, therefore, development of the project site will not result in a safety hazard for people residing in the projects area and no impact will occur.

Source: Project Site Plan, Agua Mansa Specific Plan

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 Site Plan, 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, Agua Mansa Specific Plan

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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X. HYDROLOGY AND WATER QUALITY

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 | <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
level that would not support existing land uses or planned uses for which permits have been granted)?				
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 Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 will be conditioned to utilize the City sewer service and as such no water quality violations or waste discharge is anticipated. The project is located within the West Valley Water District. The District has indicated their ability to serve the project area 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. A construction project resulting in the disturbance of 1 acre or more requires and NPDES Permit and preparation of a SWPPP. The project is subject to SWWP and NPDES standards imposed during the grading and construction of the project which will mitigate any polluted storm water runoff to a level of insignificance. A grading and drainage plan must be approved by the Building Official and City Engineer prior to issuance of grading permits.

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: Project Site Plan, Agua Mansa Specific Plan, 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: Agua Mansa Specific 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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XI. 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 area is zoned for industrial uses. The project site is a 3.5 acre site located in an area primarily developed with heavy industrial uses. There is no residential neighborhood adjacent to or across the street from the subject site. Therefore the proposed project will not conflict with the established land use policies and no impact will occur.

Source: Project Site Plan, 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, Agua Mansa Specific Plan

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XII. 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: Agua Mansa Specific 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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XIII. 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"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a-d. *Less Than Significant Impact* – Bailers used in the operation of the sorting facility will generate noise. However, all bailers will be required to be located within the proposed building. In addition, the property will be fully enclosed with an eight (8) foot high block wall that will further reduce any noise generated on-site from spilling onto neighboring properties.

Construction noise will occur when the site is developed. Any adverse impacts will be mitigated through regulation of construction days and times. Site design standards imposed during the Precise Plan of Design review process such as screen walls, landscape buffers, and/or site orientation will reduce any impacts on the surrounding area to a less than significant level.

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

e-f. *Less Than Significant Impact* - The site is not located within the vicinity of an airport, or an airport land use plan. Therefore, the development of the project site will not result in

additional airport related noise for people residing in the projects area and 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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XIV. 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 is an industrial use and will not induce population growth. The site is vacant 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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XV. PUBLIC SERVICES

- a) 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,

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a-b. *Less Than Significant Impact* - Impacts to Fire and Police services as a result of the proposed project will be reduced to a level of insignificance by payment of the Development Impact fees. A Condition of Approval for the Precise Plan of Design will require the applicant to pay fees prior to issuance of building permits.

Source: City Council Resolution No. 4484 establishing Development Impact Fees, Standard Conditions of Approval for Precise Plan of Design

c-e. *No Impact* – The proposed project will not generate or attract 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: City Council Resolution No. 4484 establishing Development Impact Fees, Standard Conditions of Approval for Precise Plan of Design

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. 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?

- 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?

Substantiation:

a-b. *No Impact* – The project is an industrial use and will not induce population growth. The site is currently vacant and will be developed into a semi-trailer storage yard. 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 Plans

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVII. 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)?
- b) Exceed, either individually or cumulatively, a level of service standard

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
established by the county congestion management agency for designated roads or highways?				
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. *Less Than Significant Impact* - Locust Avenue will provide access to the project. The existing street will be fully improved and adequate in size to accommodate traffic. Per the trip generation provide by the applicant, the operation of the sorting facility is anticipated to generate approximately 30 truck trips and 10 passenger vehicle trips per day which will result in a less than significant impact.

Source: Applicant’s Trip Generation Letter, Project Plans, General Plan

c. *No Impact* - The project will have no impact on air traffic patterns.

Source: Project Plans, Agua Mansa Specific Plan, General Plan

d-e. *No Impact* - The proposed project is an existing lot and no sharp curves, dangerous intersections will occur as a result of the proposed project nor will it create any impediments to access by emergency vehicles or personnel.

Source: Project Plans, Agua Mansa Specific Plan, General Plan

f. *No Impact* - Parking standards for public utilities are specified in the Zoning Ordinance and imposed as a Condition of Approval through the Precise Plan of Design review process. Adequate area is available on the project site to accommodate the required parking.

Source: Project Plans, Agua Mansa Specific Plan, General Plan

g. *No Impact* - The project will have no impact on alternative transportation modes.

Source: Project Plans, Agua Mansa Specific Plan, General Plan

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

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, 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:

- i) 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"/>
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- ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource 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"/>
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Substantiation:

a-b. *No Impact* – As the project is an infill of existing similar land uses, and it is not changing the character of the existing use (i.e., a registered medium volume CDI debris processing facility and associated wood chipping and grinding operation), there is no adverse change in any significance of any local tribal cultural resource in the defined geographic area. The specific property is not listed or eligible for listing the California Register of Historical Resources or in a local register of historical resources. The site has not been determined by the lead agency to contain any resource of tribal cultural significance.

Source: Site Visit, California Register of Historical Resources

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIX. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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- 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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. *Less Than Significant Impact* - The project will be served by the West Valley Water District and City of Rialto Sewer and 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: City Council Resolution No. 4484 establishing Development Impact Fees, General Plan, General Plan Update Final Master Environmental Impact Report

c. *Less Than Significant Impact* - 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: City Council Resolution No. 4484 establishing Development Impact Fees, General Plan, General Plan Update Final Master Environmental Impact Report

b & d. *Less Than Significant Impact* - The West Valley Water District has adequate resources to service the project and no new or expanded facilities are anticipated.

Source: City Council Resolution No. 4484 establishing Development Impact Fees, General Plan, General Plan Update Final Master Environmental Impact Report

f-g. *No Impact* - The project will be served by Burrtec Disposal which has the capacity to accommodate the projects solid waste needs and will ensure compliance with federal state and local regulations regarding solid waste.

Source: City Council Resolution No. 4484 establishing Development Impact Fees, 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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XX. 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?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a. *Less Than Significant Impact With Mitigation Incorporated* – The proposed project can be implemented without causing any adverse environmental effects. Adequate mitigation has been provided to reduce potential impacts to a level of insignificance. The issues for which mitigation have been provided for are Aesthetics, Biological Resources, and Cultural Resources.
- b. *Less Than Significant Impact With Mitigation Incorporated* – Cumulative impacts associated with development of the proposed project 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 With Mitigation Incorporated* – This project will not result in any identifiable substantial adverse effects on humans either directly or indirectly. Mitigation is included for Aesthetics to reduce any potential impacts to humans to a less than significant level.