

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 1100 Foothill Boulevard Self Storage Project

Lead Agency: City of Rialto

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Project Location: Rialto San Bernardino County
City County

Project Description (Proposed actions, location, and/or consequences).

Development of an approximately 75,377 square foot (sf) self-storage facility and associated improvements including, but not limited to, surface parking lots, drive aisles, utility infrastructure, landscaping, exterior lighting, and walls/fencing. Specific project features include Building A (2-story, 45,910sf), Building B (1-story, 10,129sf), Building C (1-story, 8,482sf), Building D (1-story, 4,601sf), Building E (1-story, 6,255sf) and two shared driveways connected to Foothill Boulevard and Larch Avenue.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See Attached Mitigation Discussion.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Santa Ana Regional Water Quality Control Board

1100 Foothill Boulevard Self Storage Project

Mitigation Discussion

4. BIOLOGICAL RESOURCES

- a) Would the Project have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

The following mitigation measure applies to subsection a) of Section IV of the Initial Study:

Mitigation Measure BIO-1:

To avoid disturbance of nesting and special-status birds, including species protected by the MBTA and CFGC, activities related to the project, including but not limited to vegetation removal, ground disturbance, and construction and demolition, shall occur outside of the bird breeding season (February 1 through August 31), if feasible. If construction must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than three (3) days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot inside the project boundary, including a 300-foot buffer. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California communities. If nests are found, an avoidance buffer (dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site) shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur inside this buffer until the avian biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist

5. CULTURAL RESOURCES:

- b) Would the Project cause a substantial adverse change in the significance of a unique archaeological resource as defined in §15064.5?

- c) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

The following mitigation measures apply to subsections b) and c) of Section 5 of the Initial Study:

Mitigation Measure CUL-1:

In the event that archaeological or paleontological resources are unearthed during project construction, all earth-disturbing work near the find must be temporarily suspended or redirected until an archaeologist and/or paleontologist has evaluated the nature and significance of the find. If the discovery proves to be significant under CEQA, additional work such as preservation in place or data recovery, shall occur as required by the archeologist and/or paleontologist in coordination with City staff and descendants and/or stakeholder groups, as warranted. Once the resource has been properly treated or protected, work in the area may resume. A Native American representative shall be retained to monitor any mitigation work associated with Native American cultural material.

Mitigation Measure CUL-2:

In the event that human remains are encountered during the course of any future development California State Law (Health and Safety Code Section 7050.5 and Section 5079.98 of the Public Resources Code) states that no further earth disturbance shall occur at the location of the find until the Riverside County Coroner has been notified. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant. With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

7. GEOLOGY AND SOILS:

- c) Would the Project be located on a geological unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

The following mitigation measures apply to subsection c) of Section 7 of the Initial Study:

Mitigation Measure No. GEO-1:

The project shall adhere to the following recommendations contained in the Geotechnical Engineering Investigation prepared by Salem Engineering Group on June 26, 2018, to reduce the potential for soil collapse:

- The near-surface onsite sandy soils within the proposed building area shall be removed and re-compacted. Over-excavation and re-compaction within the proposed building areas shall be performed to a minimum depth of four feet below existing grade or three feet below proposed footing bottom, whichever is deeper. Within pavement areas, over-excavation and re-compaction shall be performed to a depth of two feet below existing grade or two feet below proposed grade, whichever is deeper. Any fill materials encountered during grading shall be removed and replaced with engineered fill. The actual depth of the over-excavation and re-compaction shall be determined by the geotechnical field representative during construction. The over-excavation and re-compaction shall also extend laterally to a minimum of five feet beyond the outer edges of the proposed footings.
- Prior to placement of fill soils, the upper 8 to 10 inches of native subgrade soils shall be scarified, moisture-conditioned to no less than the optimum moisture content and re-compacted to a minimum of 95 percent of the maximum dry density based on ASTM D1557 Test Method latest edition. All Engineered Fill shall be placed in thin lifts which will allow for adequate bonding and compaction (typically 6 to 8 inches in loose thickness). Engineered Fill soils shall be placed, moisture-conditioned to near optimum moisture content, and compacted to at least 95 percent relative compaction.
- A qualified engineer shall be present at the site during site preparation to observe site clearing, preparation of exposed surfaces after clearing, and placement, treatment and compaction of fill material.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The following mitigation measures apply to subsection f) of Section 7 of the Initial Study:

Mitigation Measure No. GEO-2:

In the event that paleontological resources are unearthed during project construction, all earth-disturbing work near the find must be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find. If the discovery proves to be significant under CEQA, additional work such as preservation in place or data recovery, shall occur as required by the paleontologist in coordination with City staff and

descendants and/or stakeholder groups, as warranted. Once the resource has been properly treated or protected, work in the area may resume.

18. TRIBAL CULTURAL RESOURCES:

- a) 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 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)?
- b) 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 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?

The following mitigation measures apply to subsections a) and b) of Section XVIII of the Initial Study:

Mitigation Measure No. TCR-1:

A qualified archaeologist shall be present during ground-disturbing activities associated with project construction, in order to identify any unanticipated discovery of tribal cultural resources. In the event that archaeological resources of Native American origin are identified during project construction, the qualified archaeologist will consult with the City to conduct appropriate Native American consultation procedures. As part of this process, it may be determined that archaeological monitoring may be required by a Native American monitor. This determination shall be made at the discretion of the construction period archaeological monitor, and in coordination with the City.