



City of Rialto

Council Chambers
150 S. Palm Ave.
Rialto, CA 92376

Regular Meeting Planning Commission

Jerry Gutierrez Chair
John Peukert Vice Chair
Pauline Tidler Commissioner
Dale Estvander Commissioner
Artist Gilbert Commissioner
Al Twine Commissioner
Frank Gonzalez Commissioner
Pam Lee Asst. City Attorney
Gina Gibson Planning Manager
Angela Morales Commission Secretary

Wednesday, August 31, 2016

6:00 PM

CIVIC CENTER

Call To Order

Pledge of Allegiance

Roll Call

Chair Jerry Gutierrez, Vice-Chair John Peukert, Artist Gilbert, Al Twine, Dale Estvander, Pauline Tidler, Frank Gonzalez

Oral Communications from the Audience on items not on the Agenda

Planning Commission Minutes

1 [16-588](#) Minutes from the August 10, 2016 Planning Commission meeting

Attachments: [PC Minutes 8-10-2016](#)

Public Hearings

1 [16-572](#)

Extension of Time for Tentative Tract Map No. 18827 - A subdivision comprised of thirty (30) single-family lots and six (6) separate lots for a private street, a detention basin, and common areas on 4.53 gross acres of land located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue within the Planned Residential Development-Detached (PRD-D) zone.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Tentative Tract Map No. 18827](#)
[Exhibit C - Applicant's Time Extension Request Letter](#)
[Exhibit D - Draft Resolution for EOT TTM 18827](#)

2 [16-602](#)

Conditional Development Permit No. 815: A request to allow the development of a 1,650 square foot commercial building with drive-thru service located on the southeast corner of Easton Street and Riverside Avenue within the C-1 (Neighborhood Commercial) zone.

Attachments: [Exhibit A - Resolution Draft](#)
[Exhibit B - Location Map](#)
[Exhibit C - Enlarged Site Plan](#)
[Exhibit D - Elevations North-South](#)
[Exhibit E - Elevations East-West](#)
[Exhibit F - Notice of Exemption](#)

3 [16-618](#)

Addendum to the Renaissance Specific Plan Final EIR (Environmental Assessment Review 16-34), Tentative Tract Map No. 19748 and Conditional Development Permit No. 817 for the construction of a 429,106 square-foot warehouse/distribution center building within the Renaissance Specific Plan at the northeast corner of Alder Avenue and Walnut Avenue within both the Employment (EMP) and Business Center (BC) zones of the Renaissance Specific Plan.

Attachments: [Location Map](#)
[Plans \(I-210 IV, Rialto\)](#)
[LogisticsIV- Addendum](#)
[EIR DRAFT Pannatoni Warehouse Resolution](#)
[TPM DRAFT Pannatoni Warehouse Resolution](#)
[CDP DRAFT Pannatoni Warehouse Resolution](#)

4 [16-600](#)

General Plan Amendment No. 16-01: A request to change the general plan land use designation of approximately 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue from Residential 2 (0.1-2.0 du/acre) with an Animal Overlay to Residential 12 (6.1-12.0 du/acre). A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.

Zone Change No. 335: A request to change the zoning designation of 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue from Agricultural (A-1) to Planned Residential Development-Detached (PRD-D). A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.

Tentative Tract Map No. 20009: A request to allow the subdivision of approximately 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue into thirty-three (33) single-family lots and three (3) common lots. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.

Variance No. 714: A request to reduce the required gross site area from 5.0 acres to 4.57 gross acres related to a request to subdivide approximately 4.57 acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue into thirty-three (33) single-family lots and three (3) common lots. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.

- Attachments:**
- [Exhibit A - Location Map](#)
 - [Exhibit B - Tentative Tract Map No. 20009](#)
 - [Exhibit C - Site Plan](#)
 - [Exhibit D - Floor Plans](#)
 - [Exhibit E - Color Elevations](#)
 - [Exhibit F - Landscape & Open Space Plan](#)
 - [Exhibit G - Existing General Plan Land Use](#)
 - [Exhibit H - Proposed General Plan Land Use](#)
 - [Exhibit I - Existing Zoning](#)
 - [Exhibit K - Fiscal Impact Analysis](#)
 - [Exhibit J - Proposed Zoning](#)
 - [Exhibit L - Initial Study](#)
 - [Exhibit M - Mitigation Monitoring and Reporting Program](#)
 - [Exhibit N - Notice of Determination](#)
 - [Exhibit O - Draft Resolution for GPA Nos. 16-01 & 16-02](#)
 - [Exhibit P - Legal Description](#)
 - [Exhibit Q - Draft Resolution for ZC No. 335](#)
 - [Exhibit R - Draft Resolution for VAR No. 714](#)
 - [Exhibit S - Draft Resolution for TTM No. 20009](#)

5 [16-603](#)

General Plan Amendment No. 16-02: A request to change the general plan land use designation of approximately 14.67 gross-acres of land (APNs: 0132-191-03, -07, -08, -09, -14 & -15) located on the south side of Valley Boulevard between Willow Avenue and Lilac Avenue from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-37) has been prepared for consideration in conjunction with the project.

Amendment No. 4 to the Gateway Specific Plan: A request to change the zoning designation of 14.67 gross-acres of land (APNs: 0132-191-03, -07, -08, -09, -14 & -15) located on the south side of Valley Boulevard between Willow Avenue and Lilac Avenue from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-37) has been prepared for consideration in conjunction with the project.

Attachments:

[Exhibit A - Location Map](#)

[Exhibit B - Existing General Plan Land Use](#)

[Exhibit C - Existing Zoning](#)

[Exhibit D - Proposed General Plan Land Use](#)

[Exhibit E - Proposed Zoning](#)

[Exhibit F - Stakeholder Meeting Attendance](#)

[Exhibit G - Initial Study](#)

[Exhibit H - Notice of Determination](#)

[Exhibit I - Draft Resolution for GPA Nos. 16-01 & 16-02](#)

[Exhibit J - Legal Description](#)

[Exhibit K - Draft Resolution for Amendment No. 4 to the Gateway SP](#)

6 [16-604](#)

General Plan Amendment No. 15-05: A request to change the general plan land use designation of 4.67 gross-acres of land (APNs 0132-031-13 & -14) located on the south side of Randall Avenue approximately 300 feet east of Willow Avenue from Residential 6 (2.1-6.0 du/acre) to Residential 21 (12.1-21.0 du/acre). A Mitigated Negative Declaration (Environmental Assessment Review No. 15-70) has been prepared for consideration in conjunction with the project.

Zone Change No. 334: A request to change the zoning designation of 4.67 gross-acres of land (APNs 0132-031-13 & -14) located on the south side of Randall Avenue approximately 300 feet east of Willow Avenue from Single-Family Residential (R-1C) to Multi-Family Residential (R-3). A Mitigated Negative Declaration (Environmental Assessment Review No. 15-70) has been prepared for consideration in conjunction with the project.

Conditional Development Permit No. 798: A request to allow the development of a sixty-eight (68) unit apartment complex on 4.67 gross-acres of land (APNs: 0132-031-13 & -14) located on the south side of Randall Avenue approximately 300 feet east of Willow Avenue. A Mitigated Negative Declaration (Environmental Assessment Review No. 15-70) has been prepared for consideration in conjunction with the project.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Floor Plans](#)
[Exhibit D - Color Elevations](#)
[Exhibit E - Existing General Plan Land Use](#)
[Exhibit F - Existing Zoning](#)
[Exhibit G - Proposed General Plan Land Use](#)
[Exhibit H - Proposed Zoning](#)
[Exhibit I - Initial Study](#)
[Exhibit J - Mitigation Monitoring and Reporting Program](#)
[Exhibit K - Notice of Determination](#)
[Exhibit L - Draft Resolution for GPA No. 15-05](#)
[Exhibit M - Legal Description](#)
[Exhibit N - Draft Resolution for ZC No. 334](#)
[Exhibit O - Draft Resolution for CDP No. 798](#)

7 [16-605](#) **General Plan Amendment No. 15-02:** A request to change the general plan land use designation of 4.65 gross-acres of land (APN: 0127-281-01) located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road from Residential 6 (2.1-6.0 du/acre) to Residential 21 (12.1-21.0 du/acre). A Mitigated Negative Declaration (Environmental Assessment Review No. 15-60) has been prepared for consideration in conjunction with the project.

Zone Change No. 333: A request to change the zoning designation of 4.65 gross-acres of land (APN: 0127-281-01) located on the east side of Cactus Avenue approximately 280 feet east of Base Line Road from Single-Family Residential (R-1C) to Multi-Family Residential (R-3). A Mitigated Negative Declaration (Environmental Assessment Review No. 15-60) has been prepared for consideration in conjunction with the project

Conditional Development Permit No. 800: A request to allow the development of an eighty-four (84) unit apartment complex on 4.65 gross-acres of land (APN: 0127-281-01) located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road. A Mitigated Negative Declaration (Environmental Assessment Review No. 15-60) has been prepared for consideration in conjunction with the project.

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Site Plan](#)
[Exhibit C - Floor Plans](#)
[Exhibit D - Color Elevations](#)
[Exhibit E - Existing General Plan Land Use](#)
[Exhibit F - Existing Zoning](#)
[Exhibit G - Proposed General Plan Land Use](#)
[Exhibit H - Proposed Zoning](#)
[Exhibit I - Community Meeting Attendance](#)
[Exhibit J - Community Meeting Comment Card](#)
[Exhibit K - Initial Study](#)
[Exhibit L - Mitigation Monitoring & Reporting Program](#)
[Exhibit M - Notice of Determination](#)
[Exhibit N - Draft Resolution for GPA No. 15-02](#)
[Exhibit O - Legal Description](#)
[Exhibit P - Draft Resolution for ZC No. 333](#)
[Exhibit Q - Draft Resolution for CDP No. 800](#)

Action Items

Planning Division Comments

Next Meeting: September 14, 2016

Planning Commission Comments

Adjournment



Legislation Details (With Text)

File #: 16-588 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 8/15/2016 **In control:** Planning Commission
On agenda: 8/31/2016 **Final action:**
Title: Minutes from the August 10, 2016 Planning Commission meeting
Sponsors:
Indexes:
Code sections:
Attachments: [PC Minutes 8-10-2016](#)

Date	Ver.	Action By	Action	Result
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Minutes from the August 10, 2016 Planning Commission meeting

Minutes from the August 10, 2016 Planning Commission meeting are attached.



CITY OF RIALTO
THE REGULAR MEETING MINUTES OF
PLANNING COMMISSION
August 10, 2016- 6:00 PM

The Regular meeting of the Planning Commission of the City of Rialto was held in the City of Rialto City Council Chambers located at 150 South Palm Avenue, Rialto, California 92376, on Wednesday, August 10, 2016.

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This meeting was called by the presiding officer of the City of Rialto Planning Commission in accordance with the provisions of **Government Code §54956** of the State of California.

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CALL TO ORDER

Chair Gutierrez called the meeting to order at 6:00 p.m.

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PLEDGE OF ALLEGIANCE

Chair Gutierrez led those present in the salute to the flag.

o0o

ROLL CALL

Present:

Chairman Jerry Gutierrez
Vice Chair John Peukert
Commissioner Dale Estvander
Commissioner Frank Gonzalez
Commissioner Artist Gilbert
Commissioner Pauline Tidler

Absent:

Commissioner Al Twine

Also Present:

Planning Manager, Gina M. Gibson
Assistant City Attorney, Pam K. Lee
Assistant Planner, Daniel Rosas
Administrative Assistant, Angela M. Morales

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**ORAL
COMMUNICATIONS**

Chair Gutierrez declared the public hearing open and asked if there were items to address not on this agenda. Planning Manager, Gibson stated that she had no items or requests.

o0o

**PLANNING
COMMISSION
MEETING MINUTES**

Chair Gutierrez stated that the next item on the agenda is the review of the minutes for the meeting of July 27, 2016. Chair Gutierrez stated that if there were no changes to the minute he would entertain a motion.

o0o

Motion by Commissioner Estvander, seconded by Commissioner Gonzalez to approve the minutes as submitted. Motion carried 3-0-1. Commissioner Twine was absent and Chair Gutierrez abstained.

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Chair Gutierrez stated that the next item on the agenda is the review of the minutes for the meeting of July 13, 2016. Chair Gutierrez stated that if there were no changes to the minutes he would entertain a motion.

o0o

Motion by Commissioner Estvander, seconded by Commissioner Gonzalez to approve the minutes as submitted. Motion carried 4-0. Commissioner Twine was absent.

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PUBLIC HEARING

Chair Gutierrez stated that the next time on the agenda is a public hearing for DEVELOPMENT CODE AMENDMENT NO. 16-02: AN AMENDMENT TO TITLE 18 OF THE RIALTO MUNICIPAL CODE REGULATING OUTDOOR STORAGE LAND USES AND CREATING A NEW CHAPTER 18.104 ENTITLED "OUTDOOR STORAGE USES".

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Planning Manager, Gibson presented the staff report (File ID # 16-543), Planning Commission resolution, and City Council Ordinance to the Commission.

Ms. Gibson highlighted the following facts:

- In the last year, the City of Rialto has experienced a significant increase in the number of outdoor storage yards entering the city.

PUBLIC HEARING

- On April 26, 2016, the City Council adopted Interim Urgency Ordinance No. 1567 that established a 45-day moratorium on the approval or processing of development applications and permits for all truck parking, pallet yards, and other outdoor storage intensive uses within the City of Rialto. After the period expired, City Council requested that staff draft an ordinance to regulate the store facilities.
- The Economic Development Committee reviewed the Proposed Ordinance and directed staff to forward the Proposed Ordinance to the Planning Commission on July 20, 2016.
- Any expansion of a development must conform.
- Proposed ordinance requires a Nexus Study
- Under the Proposed Ordinance, all new outdoor storage facilities will require a conditional development permit approved by the Planning Commission and a site plan review by the Development Review Committee. Additionally under the Proposed Ordinance, all new outdoor storage facilities will be subject to performance standards. Such performance standards include, but are not limited to, the following: storage or material shall not exceed the height of the screening wall/building, a minimum landscaped setback area of ten feet, vehicles must be parked on a paved surface.
- Public hearing notices of the proposed Project were mailed to all property owners within 300 feet of the Site and published in the newspaper as required by State law.

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Commissioner Gonzalez asked what about the existing storages. Will they have to conform?

Planning Manager, Gibson replied and stated that although existing storage facilities will not be required to obtain a conditional development permit, they will become legal non-conforming uses. A meeting will be scheduled this month to discuss the proposed ordinance.

Commissioner Tidler inquired about the stacking of containers at a location off of Locust Avenue. Commissioner Gilbert asked about the improvement on standard buildings.

Planning Manager, Gibson replied and stated that the Code Enforcement Division tries to be proactive and that the city only has one Code Enforcement officer to address all of the commercial/industrial concerns. If the commission has a formal complaint or concern we will have Code Enforcement address it.

PUBLIC HEARING

She also stated that property maintenance should be maintaining the buildings. Commissioner Gonzalez inquired if the item was a public hearing item and the clarification for the term stakeholder.

Planning Manager, Gibson replied and stated yes the item is being reviewed and voted upon at tonight’s meeting. This is also considered an urgency ordinance which means that it is an immediate threat/nuisance and we need to take care of it immediately. A stakeholder can be defined as somebody that would be affected or has interest in something, such as the property owner or realtor.

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Chair Gutierrez declared the public hearing open and asked if there was anyone in the audience to address this item. Ms. Gibson stated that she has no requests to speak on this matter. Chair Gutierrez called for a motion.

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Motion by Commissioner Estvander, seconded by Vice Chair Peukert to close the public hearing.

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Motion by Commissioner Tidler, seconded by Commissioner Estvander to waive further reading and approve A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT DEVELOPMENT CODE AMENDMENT NO. 16-02, AN AMENDMENT TO TITLE 18 OF THE RIALTO MUNICIPAL CODE REGULATING OUTDOOR STORAGE LAND USES AND ADDING A NEW CHAPTER 18.104 ENTITLED “OUTDOOR STORAGE USES”. Motion carried 4-0. Commissioner Twine was absent.

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ACTION ITEMS

There were no action items to review.

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**PLANNING DIVISION
COMMENTS**

Chair Gutierrez stated that the next item on the agenda is **Planning Division comments**.

Planning Manager, Gibson announced that the next Planning Commission meeting is scheduled on August 31, 2016.

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PLANNING
COMMISSION
COMMENTS

Chair Gutierrez stated that the next item on the agenda is **Planning Commission comments.**

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Commissioner Tidler formally requested a Code Enforcement call be placed for the following: 2675 W. Plaza Serena Drive (trailer parked in front yard) and for the home located on the corner of Tamarind and Terra Vista (cars parked on the lawn).

Planning Manager, Gibson stated that Ms. Angela Morales is documenting the concerns.

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Commissioner Gonzalez raised a question regarding the drive thru (taco shop) off of Foothill Boulevard.

Assistant Planner, Rosas explained the current situation and commented that the owners of Culchi Town may be the same owners. The building is being painted and is changing to Chinese fast-food drive thru. Staff, however has not received a certificate of occupancy (C of O) or a city business license.

Planning Manager, Gibson commented that staff will need to check on this.

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Commissioner Tidler asked if Smart & Final still plans to locate in the city. Ms. Gibson replied and stated that they are interested in two sites. In addition, they placed interest at the last ICSC meeting and have toured the site located off of Cedar/ Foothill. Aldi Foods is also interested in the site. As of yet, no one has pulled entitlement applications, but we have done red lines on both.

Vice Chair Peukert inquired about the old Walmart site.

Planning Manager, Gibson stated that Walmart put out bids for a viable use and went for over five million dollars. The adjunct developer to the North of the property did not receive the bid. Walmart needs to proceed a site plan that can be developed.

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Chair Gutierrez excused himself from the meeting at 6:28 p.m.

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Chair Gutierrez returned to the meeting at 6:31 p.m.

**PLANNING
COMMISSION
COMMENTS**

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Commissioner Gonzalez asked about the Golden Corral.

Planning Manager, Gibson, stated that they never filed a formal Planning application. Currently, there is no application on file.

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Commissioner Tidler asked for details regarding August 18, 2016 public meeting.

Planning Manager, Gibson provided the commission with an overview of the Renaissance Specific Plan (RSP) Revision. She mentioned some of the public features and architectural designs which include tower signs off the 210 freeway and other components that you would expect to see in a regional shopping center are in this plan. At the last Economic Development Committee (EDC), the actual tenant list was disclosed which included, but are not limited to: Burlington and Cinemark. The RSP Revision meeting is scheduled on Thursday, August 18, 2016 at Fire Station # 203 at 6:00 p.m.

The commission concluded the meeting with a discussion regarding the Delhi Sands Fly and the Lytle Creek Annexation. Due to the success of the Lytle Creek Annexation, the official city boundaries have changed.

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Motion by Vice Chair Peukert, seconded by Commissioner Gonzalez and carried by a 4-0 vote that the meeting be adjourned. Commissioner Twine was absent.

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ADJOURNMENT

The Regular Planning Commission meeting adjourned at 6:39 p.m.

Commission Secretary, Angela Morales
Planning Commission
City of Rialto

Chairman, Jerry Gutierrez
Planning Commission
City of Rialto



Legislation Details (With Text)

File #: 16-572 Version: 1 Name:

Type: Agenda Item Status: Agenda Ready

File created: 8/8/2016 In control: Planning Commission

On agenda: 8/31/2016 Final action:

Title: Extension of Time for Tentative Tract Map No. 18827 - A subdivision comprised of thirty (30) single-family lots and six (6) separate lots for a private street, a detention basin, and common areas on 4.53 gross acres of land located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue within the Planned Residential Development-Detached (PRD-D) zone.

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map](#)
[Exhibit B - Tentative Tract Map No. 18827](#)
[Exhibit C - Applicant's Time Extension Request Letter](#)
[Exhibit D - Draft Resolution for EOT TTM 18827](#)

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of August 31, 2016

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Robb Steel, Asst.CA/Development Services Director

REVIEWED BY: Gina M. Gibson, Planning Manager

FROM: Melody Segura, Planning Intern

Extension of Time for Tentative Tract Map No. 18827 - A subdivision comprised of thirty (30) single-family lots and six (6) separate lots for a private street, a detention basin, and common areas on 4.53 gross acres of land located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue within the Planned Residential Development-Detached (PRD-D) zone.

APPLICANT:

DP Management Company, 1930 Turnbull Canyon Rd., Rowland Heights, CA 91745.

LOCATION:

The project site is located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue. (APNs: 0128-221-01, -02, -03, -10, -11, -12) (See attached

Location Map (Exhibit A)).

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Vacant Land	PRD-D (Planned Residential Development-Detached)
North	Union Hall	C-1 (Neighborhood Commercial)
East	Single-Family Residences	R-1C (Single-Family Residential)
South	Single-Family Residences	R-1C (Single-Family Residential)
West	Bloomington Christian School	C-1 (Neighborhood Commercial)

General Plan Designations

Location	General Plan Designation
Site	Residential 12 (6.1-12 dwelling units per acre)
North	General Commercial
East	Residential 6 (2.1-6 dwelling units per acre)
South	Residential 6 (2.1-6 dwelling units per acre)
West	General Commercial

Previous Entitlement

On August 29, 2012 the Planning Commission adopted Resolution No. 12-25 approving Tentative Tract Map No. 18827 (TTM 18827). TTM 18827 is a subdivision [the 4.53-acre site into](#) comprised of thirty (30) single-family lots and six (6) separate lots for a private street, a detention basin, and common areas on 4.53 gross acres of land at the project site (Exhibit B). Condition of Approval No. 46 of TTM 18827 states:

“Approval of Tentative Tract Map No. 18827 shall be granted for a period of twenty-four (24) months from the effective date of this resolution. An extension of time for Tentative Tract Map No. 18827 may be granted by the Planning Commission for a period or periods not to exceed a total of thirty-six (36) months. An application for extension together with the required fee shall be filed with the Planning Division prior to the expiration date of Tentative Tract Map No. 18827.”

On July 11, 2013, Governor Brown signed into law Assembly Bill 116 (AB 116), providing eligibility for [authorizing](#) an additional two-year (24 month) extension to all tentative maps that were approved after January 1, 2000 and that had not expired before July 11, 2013. . On August 27, 2014, the Planning Commission adopted Planning Commission Resolution No. 14-30 extending the expiration date of TTM 18827 from August 29, 2014 to August 29, 2016 in accordance with AB 116.

ANALYSIS/DISCUSSION:

Extension of Time

Per the Subdivision Map Act and Condition of Approval No. 46 of Planning Commission Resolution No. 14-30, TTM 18827 is eligible to **may** receive an extension of time for a period or periods not to exceed a total of three (3) years (36 months). The two-year (24 month) extension **authorized by** under AB 116 **was** in addition to the extensions provided by the provisions of the Subdivision Map Act. TTM 18827 is still eligible to **may** receive extensions of time totaling three (3) years (36 months), per the Subdivision Map Act.

On June 30, 2016, the applicant submitted a request to extend the life of TTM 18827 for a three-years (36 months) extension (Exhibit C). With a three-year (36 month) extension, the new expiration date for TTM 18827 will be August 29, 2019. TTM 18827 will not be eligible to receive additional extensions of time, should the final map not be recorded by August 29, 2019.

ENVIRONMENTAL IMPACT:

On August 29, 2012 tThe Planning Commission adopted a Mitigated Negative Declaration (Environmental Assessment Review No. 11-31) on August 29, 2012 for the project in accordance with the requirements of the California Environmental Quality Act (CEQA). The request to extend the expiration date of the tentative map does not require any further environmental review.

PUBLIC NOTICE:

An Extension of Time does not require public notification.

RECOMMENDATION:

It is recommended that the Planning Commission:

- Adopt a Resolution (Exhibit D) granting an Extension of Time for Tentative Tract Map No. 18827 extending the expiration date from August 29, 2016 to August 29, 2019.

Location Map

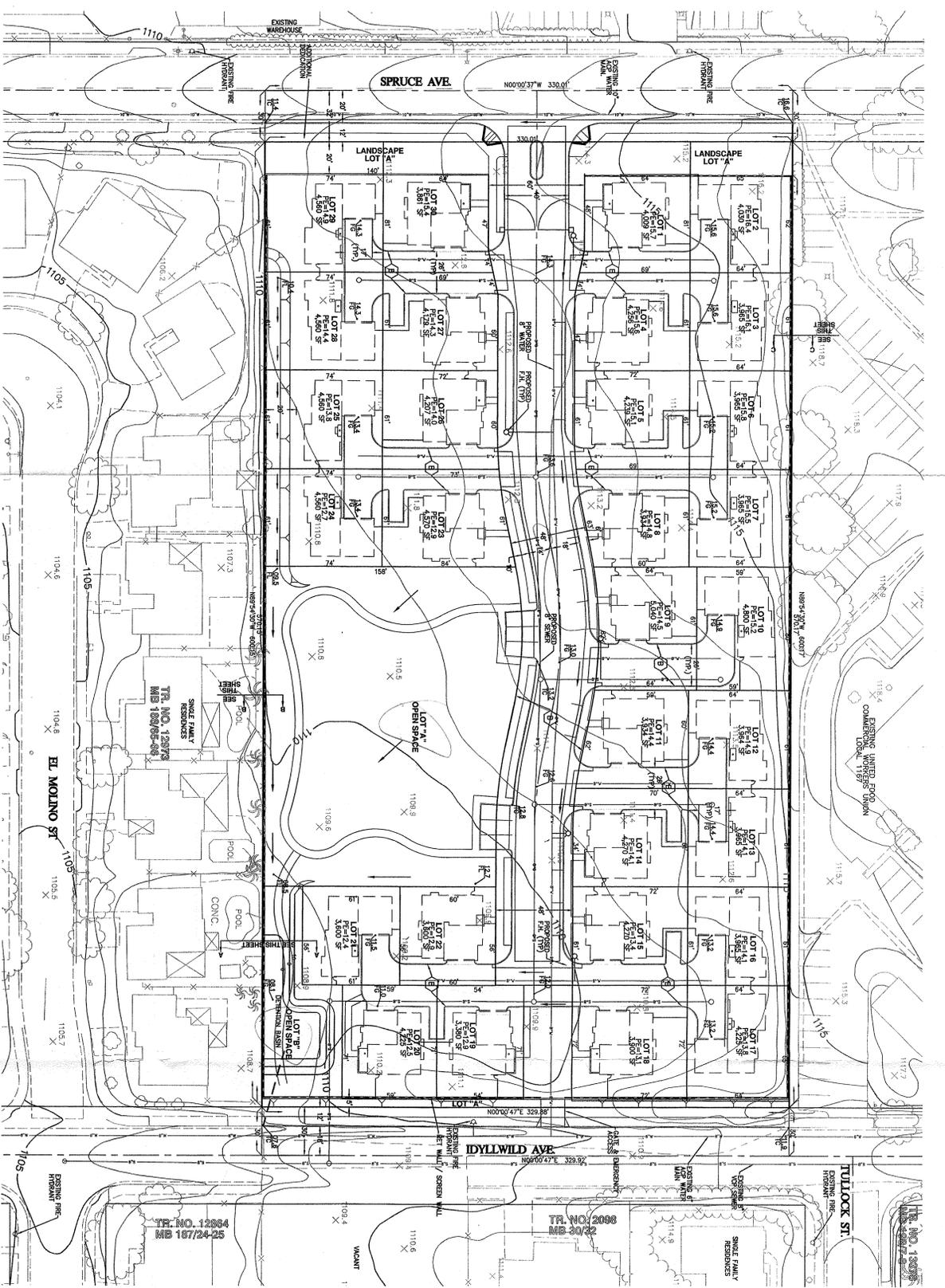


CITY OF RIALTO PLANNING DIVISION

Extension of Time for Tentative Tract Map No. 18827. A subdivision comprised of thirty (30) single-family lots and six (6) separate lots for a private street, a detention basin, and common areas on 4.53 gross acres of land located between Spruce Avenue and Idyllwild Avenue approximately 300 feet south of San Bernardino Avenue within the Planned Residential Development-Detached (PRD-D) zone. (Applicant: DP Management)

North
August 31, 2016

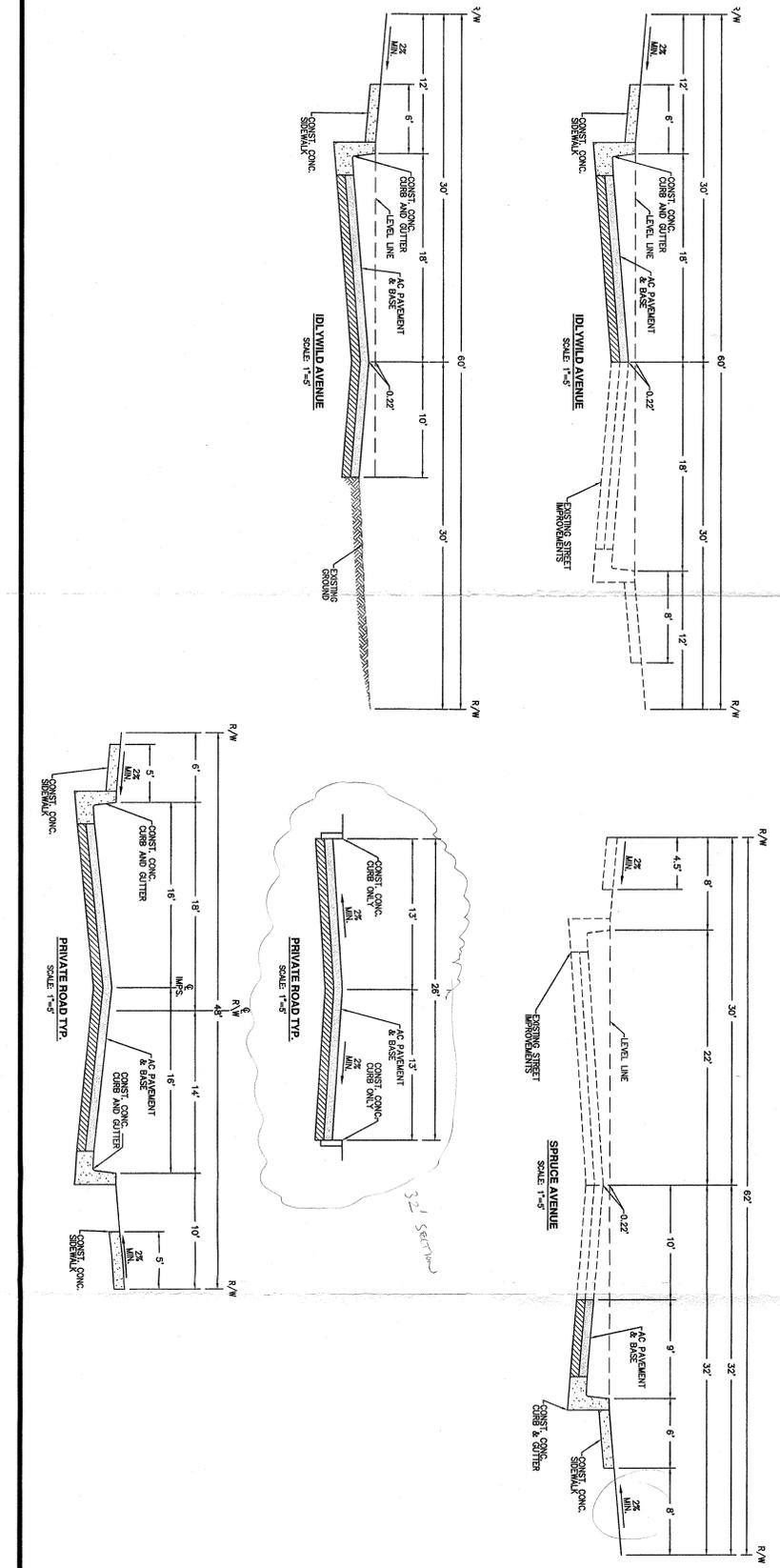
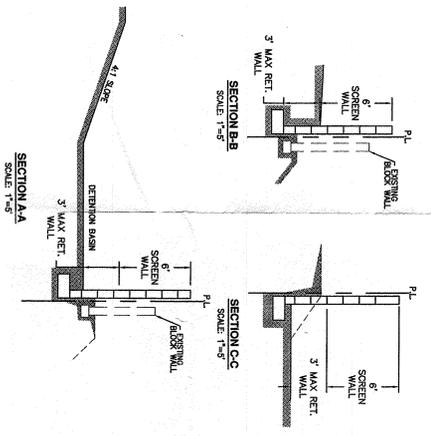
TENTATIVE TRACT NO. 18827 IN THE CITY OF RIALTO



SCALE: 1" = 30'

NOTES:

1. THIS TRACT CONTAINS 4.59 ACRES.
 2. SPRUCE AVENUE AND DYLLWILD AVENUE ARE PUBLIC STREETS.
 3. ALL INTERIOR STREETS ARE PRIVATE.
 4. THERE ARE NO EXISTING BUILDINGS LOCATED ON THE SITE.
 5. THERE ARE NO EXISTING TREES LOCATED ON THE SITE.
- UTILITIES:**
 WATER SERVICE BY WEST VALLEY WATER DISTRICT.
 SEWER SERVICE BY CITY OF RIALTO.
 GAS SERVICE BY SOUTHERN CALIFORNIA GAS COMPANY.
 TELEPHONE SERVICE BY SBC.
 CABLE BY ADDELPHIA.
 ELECTRIC SERVICE BY SOUTHERN CALIFORNIA Edison CO.
- LEGAL DESCRIPTION:**
 LOTS 4,5,6,10,11, AND 12 IN MARIANO TRACT NO. 2098 RECORDED IN BOOK 30 PAGE 32 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY CALIFORNIA.
ASSESSORS PARCEL NUMBER
 0128-221-01, 02, 03, 10, 11, 12.
- OWNER & SUBDIVIDER:**
 DP MANAGEMENT COMPANY
 1330 TURNBULL CANYON ROAD
 PALM DESERT, CA 91735
 PH: (951) 591-2571
- EASEMENT NOTES:**
 (A) PRIVATE ROAD AND UTILITY EASEMENT IN FAVOR OF LOTS WITHIN TRACT.
 (B) 3' MAX RET. WALL.
 (C) 20' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS WITHIN TRACT.



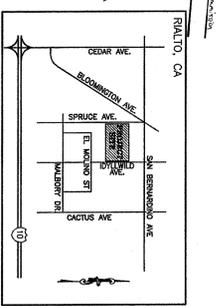
APPROVED
 CITY OF RIALTO
 PLANNING DIVISION

DATE: 3/27/12
 SIGNATURE: [Signature]

- INDICATES 2:1 SLOPE
- INDICATES EASEMENT AREA
- INDICATES SEWER MAIN
- INDICATES WATER MAIN
- INDICATES TOP OF CURB
- INDICATES FINISH GRADE
- INDICATES FLOW LINE

APR 19 2012

TT #18827
 331, VAR #695
 GPA #11-01, ZC #



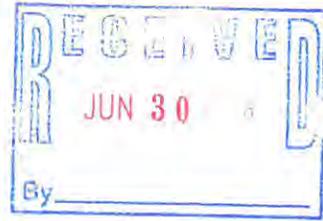
PREPARED BY:
W. J. McCREARY, INC.
 CIVIL ENGINEERING
 500 S. WASHINGTON STREET, SUITE 204
 RIALTO, CA 92576 (951) 860-0449

DATE OF PREPARATION: 4/6/12
TENTATIVE TRACT NO. 18827

SHEET 1 OF 1
 CONTRACT _____
 ACCOUNT _____
 DWG. NO. _____

June 29, 2016

Mr. Chairman and Members of the Planning Commission
City of Rialto
150 South Palm Avenue
Rialto, CA 92376



Subject: Request Extension of Time for Tentative Tract Map (TTM) 18827 located between Spruce and Idyllwild Avenues, south of San Bernardino Road, APN: 128-221-01 to 03 and 128-221-10 to 12.

On August 29, 2012, the Planning Commission adopted Resolution No. 12-25 approving Tentative Tract Map (TTM) No. 18827. The approved subdivision was for 30 single-family lots, 6 separate lots for private streets, a detention basin and common open space area on 4.53 acres of land. As a result of Governor Brown signed into law Assembly Bill 116, the Planning Commission approved a two-year extension of time for TTM 18827 on August 27, 2014. The new expiration date is August 29, 2016.

The Applicant, the Dow family of DP Management Company, has submitted and completed the first final map plan check. The Dow family has decided to bring in an experienced builder to take over the project. They have been working with a land broker, WD Land, to find a builder to take over the subdivision and the construction of the project. To date, the Dow family is working with two builders who have interest in picking up the project. Selecting a builder to take over the project will take some time. As a result, the Dow family requests an extension of time for TTM 18827. Per the Subdivision Map Act and Condition of Approval No. 46, TTM 18827 is eligible to receive an extension of time not to exceed an additional three years.

If you have questions regarding the time extension, please do not hesitate to contact me at 909-856-0307.

Sincerely,



Nancy Fong, AICP
Tri Planning Group, Inc.
nfong22@gmail.com

cc: Gina M. Gibson, Planning Manager
Daniel Casey, Associate Planner
Joyce Dow
Eric Dow

Melody Segura

From: Nancy Fong <nfong22@gmail.com>
Sent: Tuesday, July 19, 2016 9:26 AM
To: Daniel Casey; Melody Segura
Cc: Joyce Dow; Eric Dow
Subject: Request for Time Extension - TTM18809

Hi Daniel,

On behalf of my client, the Dow Family, we request a 3-year time extension for the Tentative Tract Map 18809²⁷. Thank you for the consideration.

Sincerely,

Nancy Fong, AICP
Tri Planning Group, Inc.
909-856-0307
nfong22@gmail.com

1 WHEREAS, the Planning Commission adopted a Mitigated Negative Declaration
2 (Environmental Assessment Review No. 11-31) on August 29, 2012 for the Project in
3 accordance with the requirements of the California Environmental Quality Act (CEQA), and the
4 request to extend the expiration date of TTM 18827 map does not require any further
5 environmental review because the Project has not changed; and

6 WHEREAS, on August 27, 2014, the Planning Commission of the City of Rialto
7 conducted a hearing, in accordance with the requirements of the Subdivision Map Act, on the
8 approval of the Appeal, took testimony, at which time it received input from staff, the city
9 attorney, the applicant, and discussed the Appeal; and

10 WHEREAS, on August 27, 2014, pursuant to AB 116, the Planning Commission adopted
11 Resolution No. 14-30 to approve the Extension of Time for 24 months TTM 18827; and

12 WHEREAS, on June 30, 2016 prior to the expiration date approved on August 27, 2014,
13 the applicant submitted a request to extend TTM 18827 for three years (36 months); and

14 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
15 conducted a hearing, in accordance with the requirements of the Subdivision Map Act, on the
16 approval of the Appeal, took testimony, at which time it received input from staff, the city
17 attorney, the applicant, and discussed the Appeal; and

18 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

19 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
20 Rialto as follows:

21 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
22 forth in the recitals above of this Resolution are true and correct and incorporated herein.

23 SECTION 2. In connection with TTM 18827 submitted by DP Management, the
24 Planning Commission of the City of Rialto, in accordance with Government Code Sections
66473.5 and 66474 hereby finds and determines as follows:

1. That the proposed Tentative Tract Map is consistent with the General Plan of the City of Rialto and the PRD-D (Planned Residential Development-Detached) zone.

This finding is supported by the following facts:

The Site has a General Plan designation of Residential 12. This designation permits subdivisions not to exceed twelve (12) dwelling units per acre. The Project has a proposed density of 6.61 dwelling units per acre, which is consistent with the Residential 12 General

1 Plan designation. The project meets all of the development standards of the PRD-D
2 (Planned Residential Development-Detached), with the exception of the minimum project
3 area requirement. However, Variance No. 695 was granted to the applicant for the Project
4 to allow a 0.47 acre reduction in the required minimum project area.

- 5
- 6 2. That the design and improvement of the proposed Tentative Tract Map is consistent
7 with the Subdivision Ordinance, the General Plan of the City of Rialto and the PRD-
8 D (Planned Residential Development-Detached) zone.

9 *This finding is supported by the following facts:*

10 The Project will comply with all technical standards required by Subdivision Map Act, the
11 General Plan of the City of Rialto, and the PRD-D zone. All street improvements shown on
12 the tentative map have been designed to the standards established within the Circulation
13 Element of the General Plan.

- 14 3. That the site is physically suitable for the type of proposed development.

15 *This finding is supported by the following facts:*

16 The Property is a relatively flat, rectangular shaped piece of land, and development of the
17 land should be easily accommodated. The applicant will be required to submit a grading
18 plan and geotechnical/soils report to the Public Works Department for review and
19 approval prior to issuance of any building permits.

- 20 4. That the site is physically suitable for the proposed density of development.

21 *This finding is supported by the following facts:*

22 The Property is 4.53 gross acres in size, and the General Plan designation of the Property
23 allows for a maximum density of twelve (12) dwelling units per acre. The acreage of the
24 Property is suitable to accommodate the proposed density of 6.61 dwelling units per acre.

5. That the design of the land division is not likely to cause substantial environmental
damage or substantially injure fish or wildlife or their habitat.

This finding is supported by the following facts:

The Property is a vacant piece of land and is sparsely covered with natural shrubs and
grasses. No trees exist on the Property. The Property is not designated as a habitat for any
threatened or endangered species.

6. That the design of the land division is not likely to cause serious public health
problems.

This finding is supported by the following facts:

The Property is bound on the west by Spruce Avenue and on the east by Idyllwild
Avenue. To the north of the Project Property is a 20,764 square foot union hall building.

1 To the east, across Idyllwild Avenue, and to south are single-family residences. To the
2 west, across Spruce Avenue, is a 36,766 square foot private school. The zoning of the
3 Project Property is Planned Residential Development-Detached (PRD-D). The zoning of
4 the properties to the north and west is Neighborhood Commercial (C-1). The zoning of
5 the properties to the east and south is Single-Family Residential (R-1C). The proposed
6 development pertaining to the land division is consistent with all nearby land uses.
7 Generally speaking, single-family dwellings have little to no impact on the environment
8 and on surrounding properties. The Project is not likely to cause any public health
9 problems.

6 7. That the design of the land division or proposed improvements will not conflict with
7 easements, acquired by the public at large, for access through or use of, property
8 within the proposed land division.

8 *This finding is supported by the following facts:*

9 There are no existing easements on or near the Property. Upon completion of the Final Map
10 two (2) easements will be recorded on the Property in favor of the proposed lots.

11 SECTION 3. The Planning Commission adopted a Mitigated Negative Declaration
12 (Environmental Assessment Review No. 11-31) on August 29, 2012 for the Project in
13 accordance with the requirements of the California Environmental Quality Act (CEQA), and the
14 request to extend the expiration date of TTM 18827 map does not require any further
15 environmental review because the Project has not changed.

16 SECTION 4. That the Planning Commission of the City of Rialto hereby extends TTM
17 18827 for an additional twenty-four (24) months, such that TTM 18827 shall expire on August 29,
18 2016, subject to the following conditions:

- 18 1. TTM 18827 is approved as a thirty-six (36) lot subdivision, subject to all requirements of the
19 PRD-D (Planned Residential Development-Detached) zone and the Residential 12 land use
20 designation of the Rialto General Plan.
- 21 2. Prior to development of any parcel, a Precise Plan of Design application must be filed and
22 approved by the Development Review Committee.
- 23 3. City inspectors shall have access to the Property to reasonably inspect the Property
24 during normal working hours to assure compliance with these conditions and other codes.
4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
officers, or employees from any claims, damages, action, or proceeding against the City
or its agents, officers, or employees to attack, set aside, void or annul, any approval of the
City, its advisory agencies, appeal boards, or legislative body concerning TTM 18827.

1 The City will promptly notify the applicant of any such claim, action, or proceeding
2 against the City and will cooperate fully in the defense.

3 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
4 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
5 subject to protest by the applicant at the time of approval or conditional approval of the
6 Project or within 90 days after the date of the imposition of the fees, dedications,
7 reservations, or exactions imposed on the Project.

8 6. A precise grading plan, prepared by a civil engineer registered in the State of California,
9 shall be submitted to the Engineering Division of the Development Services Department
10 for review and approval and approved by the City Engineer prior to the issuance of
11 building permits. The development shall conform to all requirements of the City of Rialto
12 Grading Ordinances. Plan check fees, based on the cubic yards of cut and fill per fee
13 ordinance, shall be submitted with the plans.

14 7. A Hydrology Study performed by a civil engineer registered in the State of California,
15 shall be submitted to the Engineering Division of the Development Services Department
16 for review and approval prior to the issuance of building permits. In general, parcels shall
17 drain to the street. Adequate facilities shall be provided to intercept and conduct flood
18 water through and/or away from the tract, as required by the City Engineer, pursuant to
19 the hydrology report and the City's Master Plan of Storm Drains. Alternative drainage
20 plans shall be reviewed and approved by the Engineering Division of the Development
21 Services Department and be included in the Hydrology Study. Drainage Plans shall
22 include measures to convey off-site drainage around and through the site in a manner that
23 will not adversely impact adjacent and downstream properties. A plan check fee shall be
24 submitted with the Hydrology Study.

8. The applicant shall mitigate the incremental peak flow rate of the Q100 storm water
runoff discharge. The incremental peak flow rate shall refer to the difference of the
existing and the post-developed storm water runoff discharge from the project site. This
shall be addressed in the Hydrology Study.

9. Improvement plans, prepared by a civil engineer registered in the State of California,
shall be submitted to the Engineering Division for approval by the City Engineer for the
following improvements (as necessary): Streets, Sewers, Water, Storm Drain, Street
Light.

10. Improvement plans shall be submitted for review and approval prior to issuance of
grading permits. Domestic water plans are a separate submittal to the West Valley Water
District. Plans for fire lines shall be submitted to the Fire Marshall.

11. The developer shall install all street name signs, stop signs, and all other miscellaneous
signage as deemed necessary by the City Engineer, whether such signs are or are not
shown on the street improvement plans. All signs must be installed to City of Rialto and
Caltrans standards prior to utility clearances and occupancy certifications of the dwelling
units.

- 1 12. The developer shall be responsible for installing all centerline striping, traffic legends,
2 raised reflective pavement markers and other traffic delineation required by the City
3 Engineer, including signal loops damaged or required to be installed as a requirement of
4 the project.
- 5 13. The developer shall overlay or improve all necessary public right-of-way for streets and
6 alleys to the centerline of the roadway. Other city facilities shall be removed and replaced
7 as required if damaged or substandard as shown on the current City of Rialto Master Plan
8 of Streets and highways and the City of Rialto General Plan.
- 9 14. The developer shall provide easements for the following utilities: Water, Sewer, Storm
10 Drain, Ingress/Egress.
- 11 15. The developer shall pay all applicable development impact fees as established by the
12 current fee ordinance.
- 13 16. Developer shall dedicate all necessary public right-of-way for streets, alleys and other
14 city facilities as required of the development and as shown on the current City of Rialto
15 Master Plan of Streets and highways and the City of Rialto General Plan.
- 16 17. All on-site parking and circulation areas shall be paved with a minimum 2.5-inch asphalt
17 concrete pavement on a minimum 3 inch compacted base material, or as required by a
18 soils report prepared by a registered engineer. All vehicular parking and circulation areas
19 shall be separated from landscape areas by 6-inch high concrete curb.
- 20 18. All public streets shall be paved as required by a soils report prepared by a Registered
21 Engineer, but in no case shall a public street be constructed to a thickness less than
22 required by City Standard No. 50.
- 23 19. Development shall be connected to City of Rialto sanitary sewer system. This may
24 require an extension of off-site sewer lines or construction of a dry sewer and temporary
use of septic systems. The utility plan shall show the proposed sewer connections. All
necessary sewer and drainage easements shall be provided as required by the City
Engineer.
20. The utility plan shall show the proposed sewer connections. The utility plan is a separate
submittal to the Engineering Division of the Development Services Department. Utility
locations will not be shown on the street improvement plans.
21. All overhead utility lines and electric lines of 16,000 KV or less, located along the border
of the development, are required to be relocated underground at the developers cost per
Sections 15.32 and 17.20.080 B (13) of the Rialto Municipal Code and shall be so noted
on the Final Map.
22. The applicant shall repair any damage to existing street improvements, including curb,
gutter and sidewalk and is required to install any missing street improvements.
23. Pad certifications shall be provided to the Engineering Division of the Development
Services Department prior to the project receiving any building inspections.

1
2 24. Street lights shall be installed as determined by the Engineering Division of Development Services Department.

3 25. As part of the San Bernardino County Municipal NPDES Storm Water Permit, the
4 applicant shall develop and submit a Water Quality Management Plan (WQMP) to the
5 Engineering Division of the Development Services Department for review and approval.
6 The WQMP shall be submitted with the Hydrology Study and be approved prior to
7 issuance of grading permits. The following items shall be addressed in the WQMP: The
8 WQMP incorporates site control BMPs, source control BMPs, and treatment control
9 BMPs; Operation and Maintenance requirements for all source control and treatment
10 control BMPs shall be identified in the WQMP; A funding source for operation and
11 maintenance of each BMP shall be identified; and The WQMP requirements shall be
12 transferred to all future owners of the project site. Additional information is provided at
13 the following website:

14 [http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/docs/sbperm
16 it/wqmpatt60905.pdf](http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/docs/sbperm
15 it/wqmpatt60905.pdf).

17 26. Developer/Developers agent shall show evidence of filing of Notice of Intent (NoI) with
18 the State of California prior to obtaining a grading permit. It shall include the WDID
19 number (identifications number issued by State Water Resources Control Board) and the
20 developer shall be required to maintain the SWPPP on-site during construction activities
21 until such times as the project is accepted (project larger than one (1) acre or as
22 determined by staff). It is the responsibility of the Developer's Engineer to include the
23 WDID number on the grading plan prior to issuance of a grading permit.

24 27. Erosion control plans are required for this project and must be approved prior to grading
25 permits.

26 28. A fair share contribution in the amount of \$26,627, paid prior to issuance of building
27 permits, is required for future improvements to the intersection of Valley Boulevard and
28 Spruce Avenue as determined in the traffic study prepared by Kunzman Associates, and
29 accepted by the City Traffic Engineer.

30 29. A six (6) foot high solid decorative masonry block wall, as measured from top of grade
31 from the adjacent residences, shall be constructed along the perimeter of the Tract, as
32 shown on the tentative map submitted on July 18, 2012. The appropriate area between
33 the required block wall and sidewalk adjacent to Idyllwild Avenue shall be landscaped in
34 a manner as approved by the Public Works Department. Any required landscape
35 easements shall be indicated on the final map. The required landscape area adjacent to
36 Idyllwild Avenue shall be annexed into Landscape Maintenance District No. 2 prior to
37 the recording of the final map. All costs necessary to accomplish this annexation shall be
38 paid by the subdivider. The developer shall be responsible for all maintenance effort and
39 all costs associated therewith for a period of one (1) year commencing with the
40 acceptance of landscape improvements by the Public Works Department. The developer
41 is responsible for contacting the Public Works Department when the area is ready for
42 inspection to initiate the one year maintenance period and for final inspection after the
43 one year maintenance period commences.

- 1 30. The Developer shall install all street name and traffic control signs and all other
2 miscellaneous signage as deemed necessary by the City Engineer, whether such signs are
3 or are not shown on the street improvement plans. All new signs, markings, and striping
4 shall conform to the Manual of Uniform Traffic Control Devices (MUTCD) 2003 and the
California Supplement 2003. All signs must be installed to City of Rialto and Caltrans
standards prior to utility clearances and occupancy certifications of the dwelling units.
- 5 31. The developer shall install safety related roadway improvements including intersection
6 controls, traffic signs and striping, as necessary, subject to the review and approval of the
City of Rialto Public Works Department, Engineering Division.
- 7 32. Fire hydrants shall be installed every 150 feet as required by the City of Rialto Fire
8 Department. The developer shall comply with Ordinance 758, which requires on-site fire
protection, including water and access roads prior to framing.
- 9 33. The developer shall comply with all requirements of Title 17 of the Rialto Municipal
10 Code (Ornamental Street Lights, Overlying Water Rights) and all requirements of City
Council Resolution Nos. 1889 (Sewer), 1895 (Drainage), 1875 (Water), and 2192
11 (Parks).
- 12 34. Prior to issuance of building permits, the developer shall pay a school facilities fee to the
Colton Unified School District, as required by City Council resolution providing for fees
13 for school facilities.
- 14 35. Copies of the final map, including title sheets, shall be provided to the utility companies,
as required, at least two (2) weeks prior to the recordation of the final map.
- 15 36. One (1) full size and one (1) half size mylar copy of the recorded final map shall be
16 submitted to the City Engineer following recordation.
- 17 37. The developer shall comply with all other applicable State and local ordinances.
- 18 38. The use of dust and erosion control measures to prevent excessive adverse impacts on
adjoining properties will be required by the Engineering Division of the Development
19 Services Department.
- 20 39. The applicant/developer shall provide complete on-site water plans for the planned service
including domestic, irrigation, and fire lines.
- 21 40. Backflow prevention devices are required and must be installed at the service connection.
- 22 41. As built drawings for the water system shall be submitted to the West Valley Water District.
- 23 42. Street, storm drain and sewer plans shall be submitted to the Development Services
24 Engineering Division for review and approval. Plan check and construction inspection /
permit fees are assessed by the Development Services Engineering Division.

- 1 43. Traffic signal and signage and striping plans shall be submitted to the City Traffic Engineer
2 for review and approval. Plan check and construction inspection / permit fees are assess by
3 the Traffic Engineer. The contact person for the City is Shirjeel Muhammad at 909-820-
4 2531.
- 5 44. Sewer capacity is not secured until such time as it is purchased from the City of Rialto.
6 “Will Serve” letters do not in themselves assure service will be available at time of
7 development.
- 8 45. Centerline street monuments shall be preserved. Any monuments disturbed by paving or
9 overlaying operations shall be re-established by a professional surveyor or engineer licensed
10 to do so prior to acceptance of the project.
- 11 46. The proposed interior east-west private street shall be designed and named “Tulloch Street”
12 on the final map. The necessary paving, curb and sidewalk for these streets shall be
13 installed to the City standards at the applicant’s expense as required by the City Engineer.
- 14 47. A reduction in the required front setback to private street is permitted as shown on the
15 project site-plan submitted August 10, 2011. The minimum allowable front setback to
16 private street shall be twelve (12) feet.
- 17 48. Covenants, Conditions and Restrictions (CC&R’s) for the required Home Owners
18 Association (H.O.A.) shall be submitted to the Planning Division for review and approval
19 by the City Attorney prior to recordation of the Final Map.
- 20 49. The expiration date of TTM 18827 shall be extended from August 29, 2016 to August 29,
21 2019. TTM 18827 will not be eligible to receive additional extensions of time, should the
22 final map not be recorded by August 29, 2019. The Planning Commission will have the
23 discretion to approve any other future extensions. An application for extension together with
24 the required fee shall be filed with the Planning Division prior to the expiration date of TTM
18827.

SECTION 5. The Chair of the Planning Commission shall sign the passage and adoption of
this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 31st day of August, 2016.

JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION



Legislation Details (With Text)

File #: 16-602 Version: 1 Name:

Type: Resolution Status: Agenda Ready

File created: 8/22/2016 In control: Planning Commission

On agenda: 8/31/2016 Final action:

Title: Conditional Development Permit No. 815: A request to allow the development of a 1,650 square foot commercial building with drive-thru service located on the southeast corner of Easton Street and Riverside Avenue within the C-1 (Neighborhood Commercial) zone.

Sponsors:

Indexes:

Code sections:

- Attachments: [Exhibit A - Resolution Draft](#)
[Exhibit B - Location Map](#)
[Exhibit C - Enlarged Site Plan](#)
[Exhibit D - Elevations North-South](#)
[Exhibit E - Elevations East-West](#)
[Exhibit F - Notice of Exemption](#)

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of August 31, 2016

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Robb Steel, Assistant CA / Development Services Director

REVIEWED BY: Gina M. Gibson, Planning Manager

FROM: Daniel Rosas, Assistant Planner

Conditional Development Permit No. 815: A request to allow the development of a 1,650 square foot commercial building with drive-thru service located on the southeast corner of Easton Street and Riverside Avenue within the C-1 (Neighborhood Commercial) zone.

APPLICANT:

Fountainhead Shrugged, LLC, 1401 Quail Street, Suite 100, Newport Beach, CA 92660.

LOCATION

The subject site consists of one (1) parcel of vacant land located on the southeast corner of Easton Street and Riverside Avenue (APN: 0127-041-45) (Refer to the Location Map (Exhibit B)).

BACKGROUND:

Location	Existing Land Use	Zoning
Site	Vacant Land	Neighborhood Commercial (C-1)
North	Restaurant	Neighborhood Commercial (C-1)
East	Commercial Par (C-1) *	Neighborhood Commercial (C-1)
South	Commercial Building	Neighborhood Commercial (C-1)
West	Restaurant	Neighborhood Commercial (C-1)

Surrounding Land Use and Zoning

General Plan Designations

Location	General Plan Designation
Site	Community Commercial
North	Community Commercial
East	Community Commercial
South	Community Commercial
West	Community Commercial

Site Characteristics

The project site is comprised of one (1) parcel, 0.48 acres in size with approximate dimensions of 175 feet (east-west) by 150 feet (north-south). The project site is bound on the north by Easton Street and on the west by Riverside Avenue. Across Easton Street to the north of the project site is the In-N-Out restaurant. Across Riverside Avenue to the west of the project site is a Jack in the Box restaurant. To the south and east of the project site is a medical center development. The zoning of the project site and the surrounding properties is Neighborhood Commercial (C-1).

Land Ownership

The City of Rialto [Successor Agency](#) is the current property owner of the project site. On November 10, 2016, the City Council approved a Purchase and Sale Agreement for the project site with Fountainhead Shrugged, LLC. The sale of the property is currently in escrow.

ANALYSIS/DISCUSSION:

Project Proposal

Fountainhead Shrugged, LLC, the applicant, proposes to construct a commercial building with drive-thru service on the project site. The applicant secured Coffee Bean & Tea Leaf as the tenant for the proposed building.

Entitlement Requirements

Per Section 18.66.040A(1) of the Rialto Municipal Code (RMC), any use that includes or involves vehicular drive-thru service is subject to the approval of a Conditional Development Permit. The applicant complied with this requirement and filed a completed Conditional Development Permit application on August 16, 2016.

General Design

The development will consist of a 1,650 square foot building and a 300 square foot outdoor patio. A drive-thru lane around the building and patio will provide stacking for eight (8) vehicles. An abundant amount of landscaping will surround the building and drive-thru lane, exceeding the minimum required amount of 10 percent.

Architectural Design

The applicant proposes a building with an architectural design with features unique to the Coffee Bean & Tea Leaf branding. An articulated footprint is featured with the use of projected towers and recessed niches on all four (4) sides of the building façade. The building will have a plaster exterior finish painted in three (3) distinct colors, a light off-white color for the primary walls, a medium beige tone for the projected towers, and a dark brown tone for the recessed niches. The building will have an average height of twenty-one (21) feet and a maximum height of twenty-seven (27) feet at the top of the tallest tower. Additional architectural elements include projected towers, a decorative cornice along all rooflines, stone veneer on the wall façade columns, reveals, decorative lighting, a metal canopy over the east and south entrances, and a porte cochere structure over the drive-thru window.

Parking

The development will have twenty-three (23) parking spaces. This quantity meets the minimum parking requirement as shown in the parking calculation chart below and as required by Section 18.58.050I(2) of the Rialto Municipal Code:

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces required
Restaurant (Building)	1,650	1/75	22
Restaurant (Patio)	300	1/75	4
Drive-thru Credit			-3
Total Required/Total Provided			23/23

Development Review Committee

The Development Review Committee (DRC) reviewed the project on May 18, 2016. The DRC recommended approval of the project subject to the applicant revising the site design and architecture of the building. The Committee’s revisions included a reduction in outdoor patio area, additional parking, and enhanced building architecture. The [project plans incorporate the Committee’s recommended](#) revisions have been incorporated into the project plans. After Planning Commission review, the project will return to the Development Review Committee for finalization and incorporation of all Precise Plan of Design development-related conditions.

Land Use Compatibility

The project, as submitted, meets or exceeds the applicable development criteria of the C-1 zone and the design criteria contained in Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code. The proposed land use is consistent with the C-1 zone and the surrounding land uses. The most sensitive use near the project site is the apartment complex to east of the project site. This land use is not expected to be negatively impacted by the proposed project since an existing commercial development physically separates the uses, and since landscape screening will be implemented to provide further buffering. The project is anticipated to be a benefit to the community and an improvement to the surrounding area. The site will be enhanced aesthetically with new landscaping and a building that complies with the City’s Design Guidelines.

Fiscal Analysis

Prior to completion of the project, the applicant will be required to pay plan check, permit, and development impact fees to the City. Additionally, the value of the new commercial development will increase the value of the land, which will result in increased property tax collection from the County of San Bernardino, of which a portion will be distributed to the City. Retail sales tax generated by the commercial development will also result in additional tax revenue distributed to the City. Furthermore, the project is estimated to generate approximately 15 to 20 jobs, increasing employment opportunities for City of Rialto residents

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element and Economic Development Element of the Rialto General Plan:

- Goal 2-16: Improve the architectural and design quality of development in Rialto.
- Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

ENVIRONMENTAL IMPACT:

The proposed project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, New Construction or Conversion of small Structures. Class 3 allows for the exemption of a project that consists of the construction of a restaurant not exceeding 2,500 square feet in floor. (E.A.R. 16-30).

PUBLIC NOTICE:

[The City mailed p](#)Public hearing notices for the proposed project were mailed to all property owners within 300 feet of the project site, and [published](#) the public hearing notice was published in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

It is recommended that the Planning Commission:

Adopt the attached Resolution of Approval for Conditional Development Permit No. 815 to allow the establishment of a drive-thru use in conjunction with the development of a 1,650 square foot commercial building subject to the findings and conditions therein.

1 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
2 Rialto as follows:

3 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
4 forth in the recitals above of this Resolution are true and correct and incorporated herein.

5 SECTION 2. Based on substantial evidence presented to the Planning Commission during
6 the public hearing conducted with regard to CDP No. 815, including written staff reports, verbal
7 testimony, site plans, other documents, and the conditions of approval stated herein, the Planning
8 Commission hereby determines that CDP No. 815 satisfies the requirements of Section 18.66.020 of
9 the Rialto Municipal Code pertaining to the findings which must be made precedent to granting a
10 conditional development permit. The findings are as follows:

- 11 1. The proposed use is deemed essential or desirable to provide a service or facility
12 which will contribute to the convenience or general well-being of the neighborhood
13 or community; and

14 *This finding is supported by the following facts:*

15 The Project is anticipated to be a benefit to the community and an improvement to the
16 area by providing additional goods for consumers at a convenient location. Additionally,
17 the Project will provide a more diverse economic base for the community and provide
18 goods desired by residents and travelers within the City.

- 19 2. The proposed use will not be detrimental or injurious to health, safety, or general
20 welfare of persons residing or working in the vicinity; and

21 *This finding is supported by the following facts:*

22 To the north of the Site, across Easton Street, is a community shopping center that
23 consists of a 3,850 square foot In-N-Out Burger restaurant and a 6,000 square foot multi-
24 tenant commercial building. To the west, across Riverside Avenue, is a Jack in the Box
25 drive-thru restaurant. To the south and east is a medical center development with
26 associate parking. The zoning of the Site and the surrounding properties is Neighborhood
27 Commercial (C-1). The Project is consistent with the Neighborhood Commercial (C-1)
28 zone and the surrounding land uses. The most sensitive use near the Site is the apartment
complex to south of the Site. This land use is not expected to be negatively impacted by
the Project since the existing medical center development will serve to physically
separate the uses, and since landscape screening will be implemented to provide further
buffering.

- 1 3. The site for the proposed use is adequate in size, shape, topography, accessibility
2 and other physical characteristics to accommodate the proposed use in a manner
3 compatible with existing land uses; and

4 *This finding is supported by the following facts:*

5 The Site contains 0.48 acres, is fairly level, and is adjacent to two (2) public streets. The
6 Project will have two (2) points of access – one (1) via Easton Street and one (1) via
7 Riverside Avenue. In addition, the development will have twenty-three (23) parking spaces
8 which meets the quantity of parking spaces required by Section 18.58.050I(2) of the RMC.

- 9 4. The site has adequate access to those utilities and other services required for the
10 proposed use; and

11 *This finding is supported by the following facts:*

12 The Site was formerly developed as a service station and has adequate access to all utilities
13 and services required through main water, electric, sewer, and other utility lines that will be
14 hooked up to the Site.

- 15 5. The proposed use will be arranged, designed, constructed, and maintained so as it
16 will not be injurious to property or improvements in the vicinity or otherwise be
17 inharmonious with the General Plan and its objectives, the Foothill Boulevard
18 Specific Plan, or any zoning ordinances, and

19 *This finding is supported by the following facts:*

20 The use is consistent with the Neighborhood Commercial (C-1) zone. The Project, as
21 submitted, meets or exceeds the applicable development criteria of the C-1 zone and the
22 design criteria contained in Chapter 18.61 (Design Guidelines) of the RMC.
23 Furthermore, additional landscape will be installed around the drive-thru lane to provide
24 screening and to reduce noise impacts associated with vehicles.

25 The building has been designed in such a manner as to be architecturally pleasing. The
26 building will have a plaster exterior finish painted in three (3) distinct colors, a light off-
27 white color for the primary walls, a medium beige tone for the projected towers, and a
28 dark brown tone for the recessed niches. Additional architectural elements include a
decorative cornice along all rooflines, stone veneer on the wall façade columns, reveals,
decorative lighting, a metal canopy over the north entrance, and a porte cochere structure
over the drive-thru window.

6. Any potential adverse effects upon the surrounding properties will be minimized to
every extent practical and any remaining adverse effects shall be outweighed by the
benefits conferred upon the community or neighborhood as a whole.

This finding is supported by the following facts:

1 The Project's effects will be minimized through the implementation of the Conditions of
2 Approval contained herein, and through the implementation of Conditions of Approval
3 imposed by the Development Review Committee during the Precise Plan of Design
4 Process. The development of a high-quality commercial development will provide
5 additional access to goods and additional employment opportunities for residents and
6 visitors to the City. The Project will also serve to develop a piece of land, which has
7 remained undeveloped. Therefore, any potential adverse effects are outweighed by the
8 benefits conferred upon the community and neighborhood as a whole.

9 SECTION 3. Fountainhead Shrugged, LLC, is hereby granted CDP No. 815 to allow a
10 drive-thru use in conjunction with the development of a new 1,650 square foot commercial building
11 on a 0.48 acre parcel of land (APN: 0127-041-45) located on the southeast corner of Easton Street
12 and Riverside Avenue within the C-1 (Neighborhood Commercial) zone.

13 SECTION 4. The Project is categorically exempt from the requirements of the California
14 Environmental Quality Act (CEQA), pursuant to Section 15303, New Construction or Conversion
15 of Small Structures. The Planning Commission directs the Planning Division to file the necessary
16 documentation with the Clerk of the Board of Supervisors for San Bernardino County.

17 SECTION 5. CDP No. 815 is granted to Fountainhead Shrugged, LLC, in accordance with
18 the plans and application on file with the Planning Division, subject to the following conditions:

- 19 1. The approval is granted allowing a drive-thru use in conjunction with the development
20 of a new 1,650 square foot commercial building on a 0.48 acre parcel of land (APN:
21 0127-041-45) located on the southeast corner of Easton Street and Riverside Avenue, as
22 shown on the plans submitted to the Planning Division on August 15, 2016, and as
23 approved by the Planning Commission. If the Conditions of Approval specified herein
24 are not satisfied or otherwise completed, the project shall be subject to revocation.
- 25 2. Prior to the issuance of building or grading permits for the proposed development, a
26 Precise Plan of Design shall be approved by the City's Development Review Committee
27 (DRC).
- 28 3. City inspectors shall have access to the site to reasonably inspect the site during
normal working hours to assure compliance with these conditions and other codes.
4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
officers, or employees from any claims, damages, action, or proceeding against the
City or its agents, officers, or employees to attack, set aside, void or annul, and
approval of the City, its advisory agencies, appeal boards, or legislative body

1 concerning CDP No. 815. The City will promptly notify the applicant of any such
2 claim, action, or proceeding against the City and will cooperate fully in the defense.

- 3 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
4 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
5 subject to protest by the applicant at the time of approval or conditional approval of
6 the Project or within 90 days after the date of the imposition of the fees, dedications,
7 reservations, or exactions imposed on the Project.
- 8 6. Pilasters around the perimeter of the patio shall contain a stone veneer finish and
9 decorative cap. Hedge shrubs shall be planted between each of the pilasters. The hedge
10 shrubs shall be a minimum five (5) gallons in size and shall be spaced a maximum
11 twenty-four (24) inches on-center.
- 12 7. One (1) double-bin trash enclosure shall be provided for use by the establishment
13 located on-site. The trash enclosure shall contain a decorative overhead trellis and solid
14 steel doors. The exterior of each trash enclosure shall match the material and color of
15 the buildings on site.
- 16 8. All ground mounted equipment and utility boxes, including transformers, fire-
17 department connections, backflow devices, etc. shall be surrounded by a minimum of
18 two (2) rows of five (5) gallon shrubs spaced a maximum of twenty-four (24) inches on-
19 center.
- 20 9. Downspouts shall not be visible from the exterior of any building elevation. All
21 downspouts on all elevations of the building shall be routed through the building.
- 22 10. The applicant shall obtain all necessary approvals and operating permits from all
23 Federal, State and local agencies prior to the issuance of a Certificate of Occupancy.
- 24 11. The privileges granted by the Planning Commission pursuant to approval of this
25 Conditional Development Permit are valid for one (1) year from the effective date of
26 approval. If the applicant fails to commence the project within one year of said
27 effective date, this conditional development permit shall be null and void and any
28 privileges granted hereunder shall terminate automatically. If the applicant or his or
her successor in interest commence the project within one year of the effective date of
approval, the privileges granted hereunder will continue inured to the property as long
as the property is used for the purpose for which the conditional development permit
was granted, and such use remains compatible with adjacent property uses.
12. If the applicant fails to comply with any of the conditions of approval placed upon
Conditional Development Permit No. 815 or any conditions placed upon the approval
of the Precise Plan of Design required by Condition No. 2 above, the Planning
Commission may initiate proceedings to revoke the conditional development permit
in accordance with the provisions of Sections 18.66.070 through 18.66.090, inclusive,
of the Rialto Municipal Code.

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SECTION 6. The Chairman of the Planning Commission shall sign the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 31st day of August, 2016.

JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

Location Map



CITY OF RIALTO PLANNING DIVISION

Conditional Development Permit No. 815: A request to establish a drive-thru use for a 1,650 square foot retail commercial building located on the southeast corner of Riverside Avenue and Easton Street (APN: 0127-041-45) within the C-1 (Neighborhood Commercial) zone.
(Applicant: Fountainhead Shrugged, LLC)



North
August 31, 2016

STAMP

PROJECT NAME:



SE corner E. Easton St.
& Riverside Ave.
Rialto, CA 92376



948 752 2515
1401 Quail
Newport Beach, CA 92660

SHEET TITLE

ENLARGED
SITE PLAN

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PROJECT NO.: 15-653

LAST ISSUE DATE: 05-04-16

BY: AA CHKD: TB

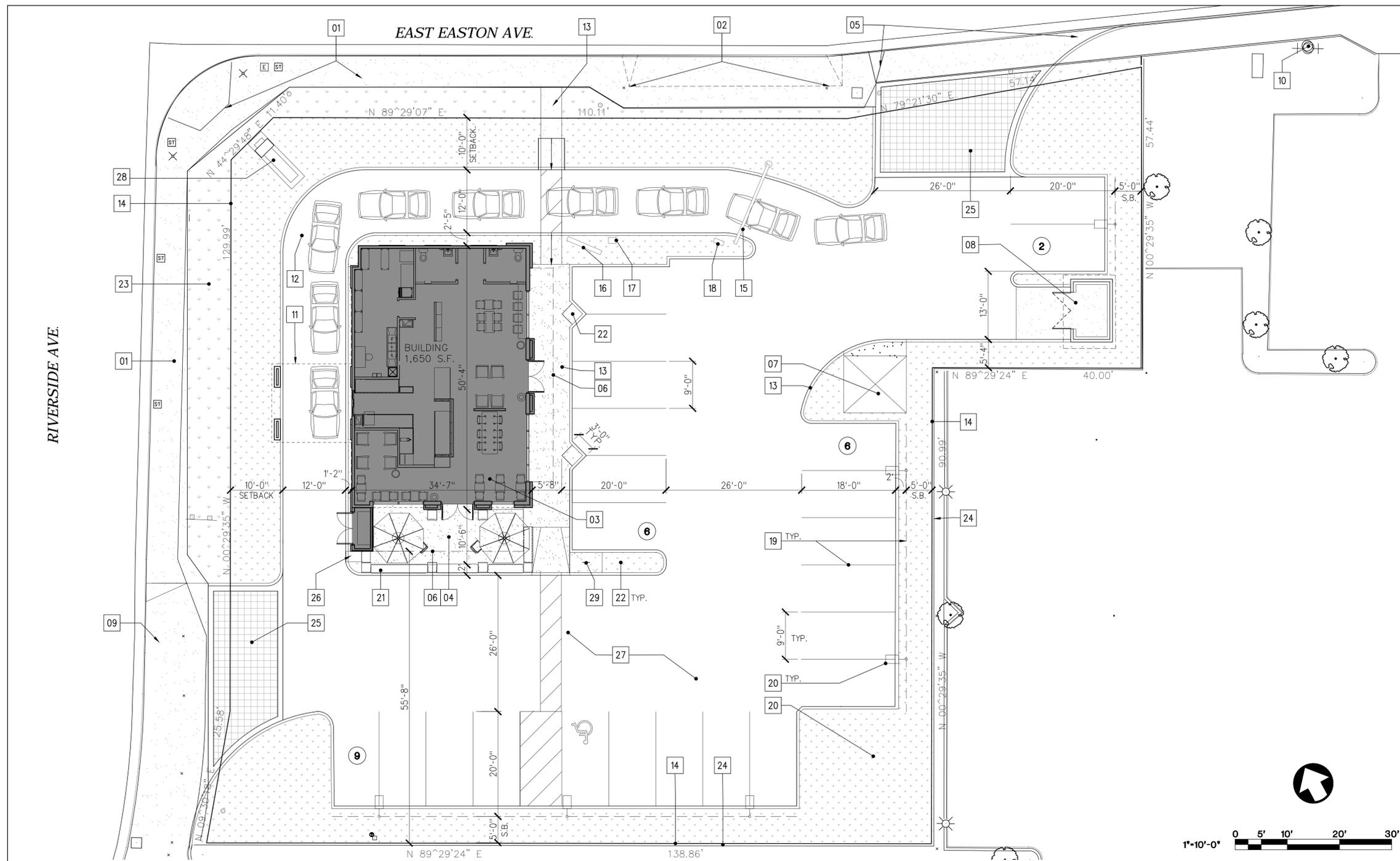
04-29-16 DESIGN REV. SUBMITTAL 1

08-15-16 DESIGN REV. SUBMITTAL 2

FILE: t2.dwg

SHEET

A.2



KEYNOTES:

- | | | |
|---|---|--|
| 01 EXISTING STREET SIDEWALK AND CURB PROTECT IN PLACE | 12 NEW DRIVE THRU PAVING | 23 LANDSCAPE AREA IN PUBLIC R.O.W. |
| 02 REMOVE EXISTING DRIVEWAY, APRON AND REPOUR SIDEWALK PER CITY STDS. | 13 NEW CONCRETE SIDEWALK OR CURB | 24 EXISTING RETAINING WALL |
| 03 NEW BUILDING TO MEET CBTL STDS. | 14 PROPERTY LINE | 25 ENHANCED PAVING AT ENTRY |
| 04 NEW PATIO WITH PLANTER SURROUND | 15 OVERHEAD HEIGHT LIMITER | 26 OUTDOOR TRASH RECEPTACLE FOR DRIVE-THRU USE |
| 05 NEW DRIVEWAY PER CITY STDS | 16 MENU BOARD | 27 AC PAVING OVER PREPARED BASE, TYPICAL |
| 06 LINE OF TRELLIS CANOPY ABOVE | 17 SPEAKER | 28 MONUMENT SIGN PER CITY STDS |
| 07 NEW TRANSFORMER | 18 PREVIEW MENU | 29 BIKE RACK ON CONCRETE PAD |
| 08 NEW COVERED TRASH ENCLOSURE PER CITY STDS | 19 STALL STRIPING PER CITY STANDARDS W/ 2' OVERHANG | |
| 09 RECONFIGURE DRIVEWAY CURB PER CITY STDS-SEE CIVIL PLAN | 20 PROPOSED POLETOP LIGHTING | |
| 10 EXISTING FIRE HYDRANT - SEE CIVIL PLAN | 21 HEDGEROW / SHRUB -SEE LANDSCAPE PLAN | |
| 11 SOLID CANOPY OVER PICK UP WINDOW | 22 PLANTER - SEE LANDSCAPE PLAN | |

TABULATIONS:

SITE AREA:	.48 AC GROSS / 20,799 S.F.
TOTAL BUILDING AREA:	
FLOOR	1,650 S.F. B OCCUPANCY
PATIO	300 S.F. NA
TOTAL	1,950 S.F.
CONSTRUCTION TYPE:	TYPE V NS
PARKING REQ'D :	
FAST FOOD @ 1:75 S.F.	26 STALLS
DRIVE THRU CREDIT:	-3 STALLS
	23 STALLS
PARKING PROVIDED:	
STANDARD	22 STALLS
ACCESSIBLE-VAN	1 STALL
	23 STALLS

ENLARGED SITE PLAN

STAMP

PROJECT NAME:



SE corner E. Easton St.
& Riverside Ave.
Rialto, CA 92376



949 752 2515
1401 Quail
Newport Beach, CA 92660

SHEET TITLE

EXTERIOR ELEVATIONS

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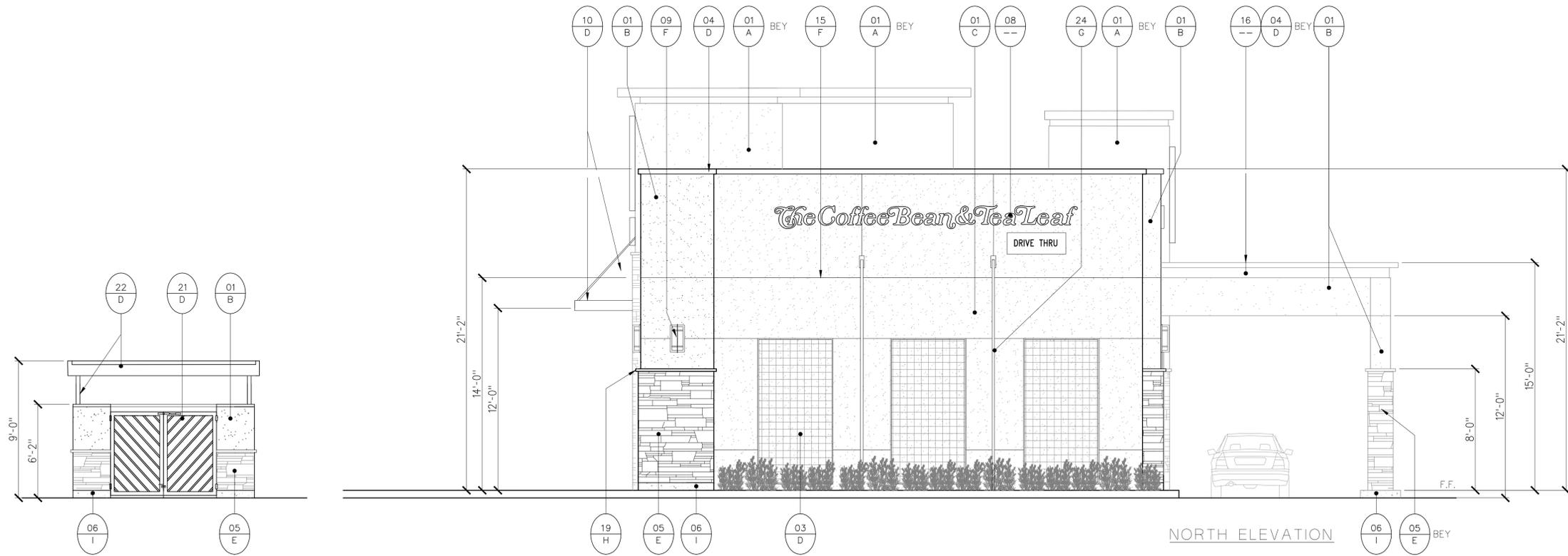
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08-15-16 DESIGN REV. SUBMITTAL 2

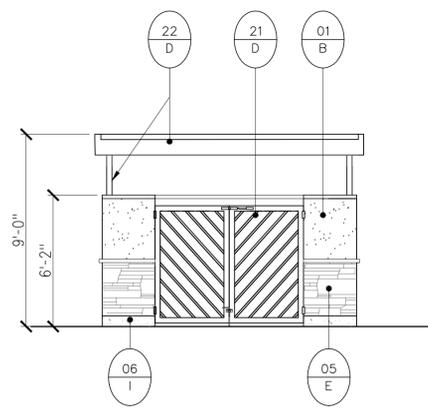
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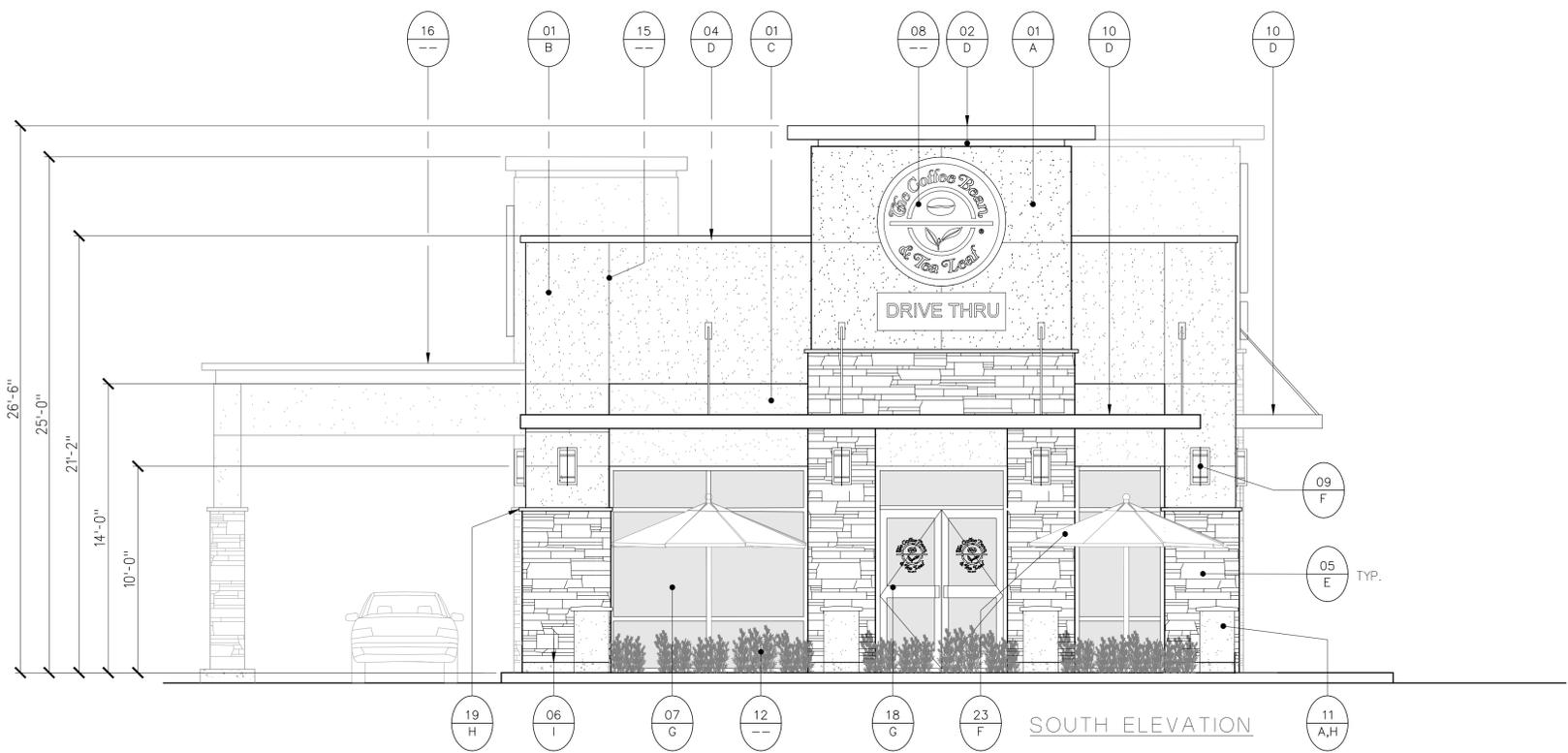
A.4



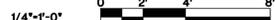
NORTH ELEVATION



TRASH ENCLOSURE



SOUTH ELEVATION



KEYNOTES:

- | | |
|---|--|
| 01 EXTERIOR CEMENT PLASTER | 07 STOREFRONT GLAZING |
| 02 SHAPED FOAM OR STEEL CORNICE - PAINT | 08 ILLUMINATED SIGNAGE PER CITY SIGN ORDINANCE |
| 03 GREEN SCREEN LATTICE | 09 ACCENT LIGHT FIXTURE |
| 04 S.M. GALV. COPING CAP - PAINTED | 10 METAL FRAME SHADE CANOPY WITH TRELIS MEMBERS WITH METAL TIE ROD AND BRACKET SUPPORT - PAINT |
| 05 THINSET MASONRY VENEER 0/ PLASTER | 11 CMU BLOCK PILASTER WITH PLASTER COATING AND CAST CONCRETE CAP |
| 06 6" CONCRETE BASE - SACKED SMOOTH | 12 SHRUBS OR HEDGEROW SCREEN |

- | | |
|--|--|
| 13 DRIVE-THRU WINDOW | 19 2" TRIM AT VENEER- CAST CONCRETE OVER FOAM CONCEPTS |
| 14 METAL DOOR AND FRAME | 20 NOT USED |
| 15 PLASTER REVEAL - TYPICAL | 21 METAL GATE - PAINT |
| 16 SOLID ROOFED CANOPY OVER DRIVE - THRU | 22 STEEL POST - BEAM SOLID ROOF STRUCTURE - PAINT |
| 17 RECESSED PANEL PER PLAN - PAINT | 23 DURABLE SITE FURNITURE |
| 18 STOREFRONT DOOR | 24 2"x4" ALUMINUM FIN WITH BRACKET |

FINISHES:

- | | |
|---------------------------------------|--------------------------------------|
| A PAINT- PLASTER COLOR 1- MED | F FACTORY FINISH |
| B PAINT- PLASTER COLOR 2 - LIGHT | G ANODIZED ALUMINUM W/ CLEAR GLAZING |
| C PAINT- PLASTER COLOR 3 - DARK | H FOAM CONCEPTS - WARM GREY |
| D PAINT- ACCENT METAL COLOR | I SEALED CONCRETE- SACK SMOOTH |
| E MASONRY VENEER - ELDORADO STONE CUT | |

STAMP

PROJECT NAME:



SE corner E. Easton St.
& Riverside Ave.
Rialto, CA 92376



948 752 2515
1401 Quail
Newport Beach, CA 92660

SHEET TITLE

EXTERIOR ELEVATIONS

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PROJECT NO.: 15-653

LAST ISSUE DATE: 05-04-16

BY: AA CHKD: TB

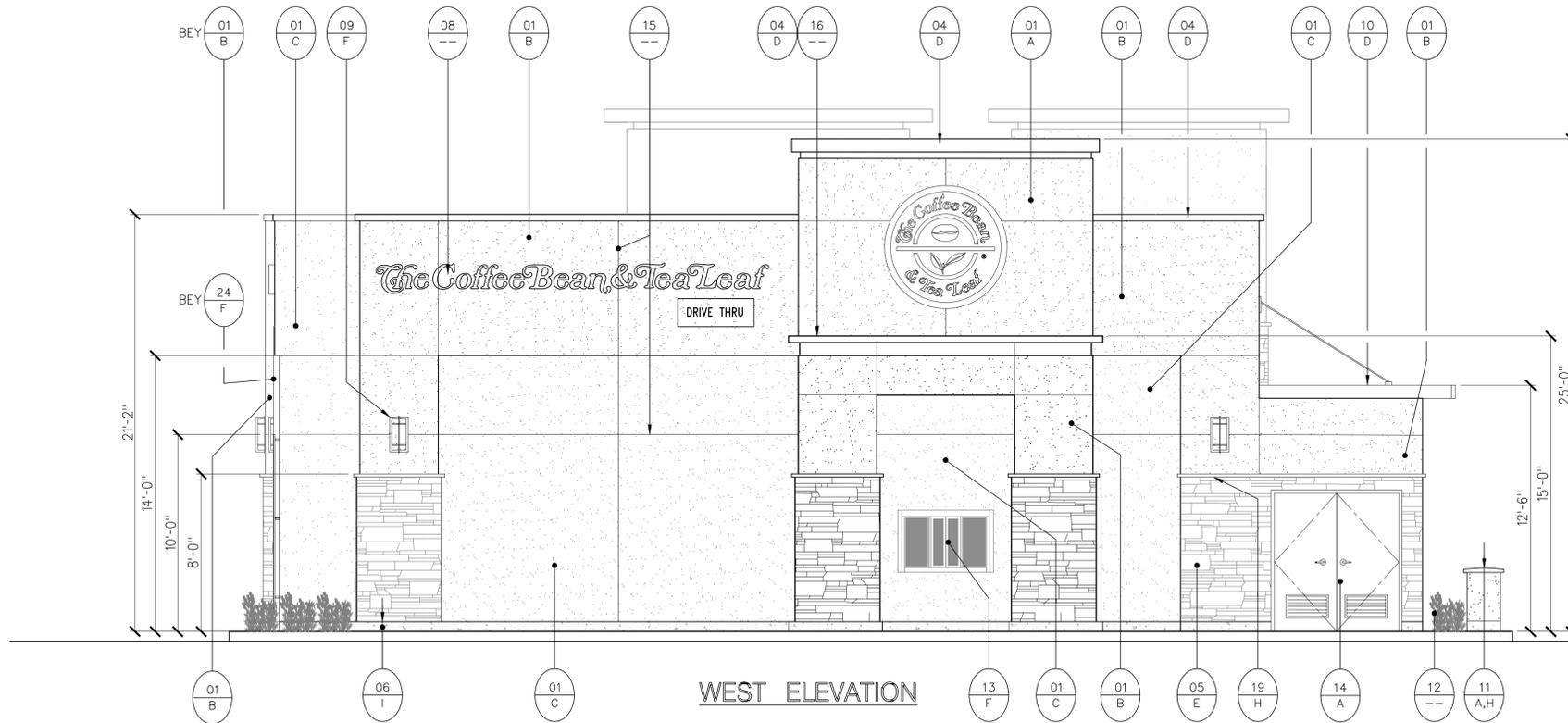
04-29-16 DESIGN REV. SUBMITTAL 1

08-15-16 DESIGN REV. SUBMITTAL 2

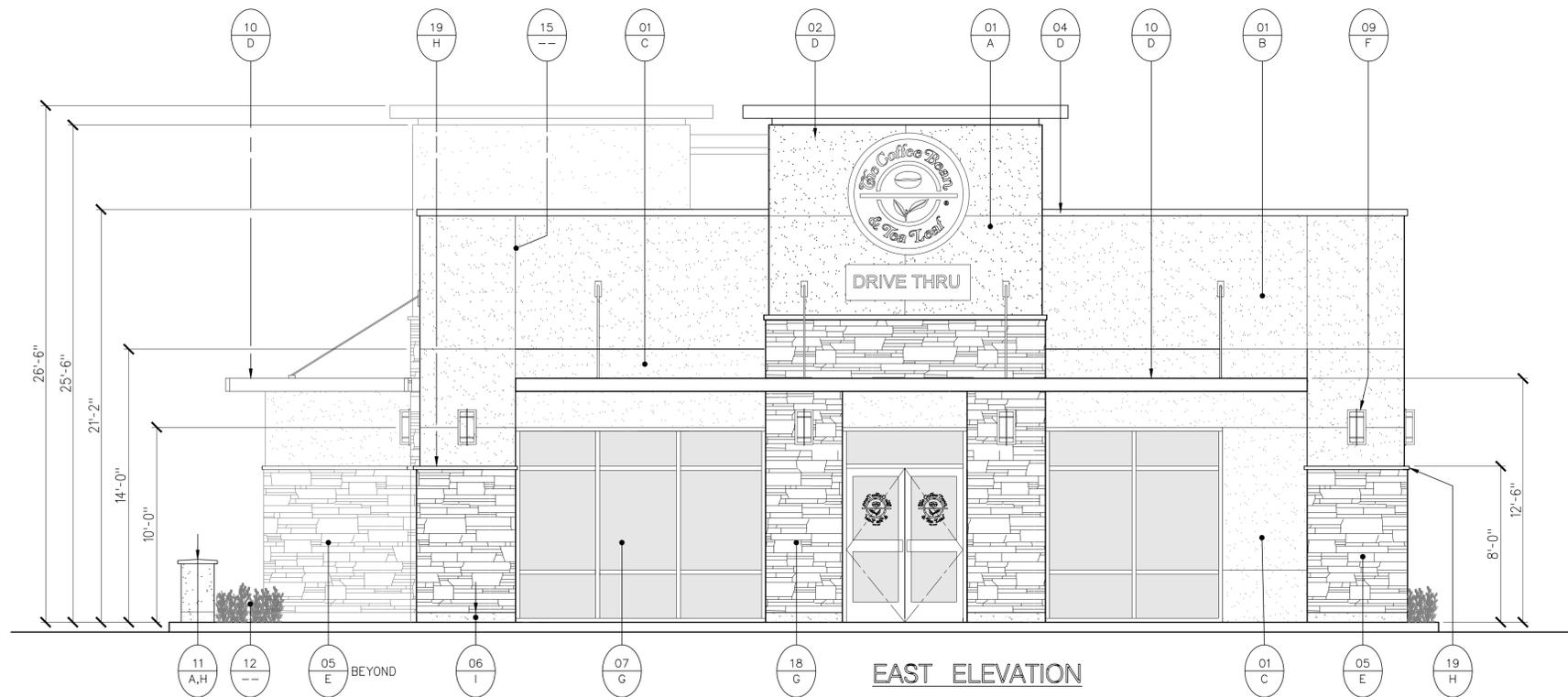
FILE: t2.dwg

SHEET

A.5



WEST ELEVATION



EAST ELEVATION

1/4"=1'-0" 0 2' 4' 8'

KEYNOTES:

- | | | |
|---|--|--|
| 01 EXTERIOR CEMENT PLASTER | 07 STOREFRONT GLAZING | 13 DRIVE-THRU WINDOW |
| 02 SHAPED FOAM OR STEEL CORNICE - PAINT | 08 ILLUMINATED SIGNAGE PER CITY SIGN ORDINANCE | 14 METAL DOOR AND FRAME |
| 03 GREEN SCREEN LATTICE | 09 ACCENT LIGHT FIXTURE | 15 PLASTER REVEAL - TYPICAL |
| 04 S.M. GALV. COPING CAP - PAINTED | 10 METAL FRAME SHADE CANOPY WITH TRELIS MEMBERS WITH METAL TIE ROD AND BRACKET SUPPORT - PAINT | 16 SOLID ROOFED CANOPY OVER DRIVE - THRU |
| 05 THINSET MASONRY VENEER 0/ PLASTER | 11 CMU BLOCK PILASTER WITH PLASTER COATING AND CAST CONCRETE CAP | 17 RECESSED PANEL PER PLAN - PAINT |
| 06 6" CONCRETE BASE - SACKED SMOOTH | 12 SHRUBS OR HEDGEROW SCREEN | 18 STOREFRONT DOOR |

FINISHES:

- | | |
|---------------------------------------|--------------------------------------|
| A PAINT- PLASTER COLOR 1 - MED | F FACTORY FINISH |
| B PAINT- PLASTER COLOR 2 - LIGHT | G ANODIZED ALUMINUM W/ CLEAR GLAZING |
| C PAINT- PLASTER COLOR 3 - DARK | H FOAM CONCEPTS - WARM GREY |
| D PAINT- ACCENT METAL COLOR | I SEALED CONCRETE- SACK SMOOTH |
| E MASONRY VENEER - ELDORADO STONE CUT | |

NOTICE OF EXEMPTION

To: Office of Planning and Research
1400 Tenth Street , Room 121
Sacramento, CA 95814

From: City of Rialto
Development Services Department
150 South Palm Avenue
Rialto, CA 92376

Clerk of the Board
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

Project Title: Conditional Development Permit No. 822 (E.A.R 16-30)

Project Location (Specific): SEC of Easton Street and Riverside Avenue (APN: 0127-041-45)

Project Location (City): City of Rialto

Project Location (County): San Bernardino

Project Description: To allow the construction of a 1,650 square foot commercial building with a drive-thru service.

Name of Public Agency Approving Project: City of Rialto

Name of Person or Agency Carrying Our Project: Fountainhead Shrugged, LLC
1401 Quail Street, Suite 100
Newport Beach, CA 92660

Exempt Status: (check one)

- Ministerial (Sec. 21080(b) (1); 15268);
- Declared Emergency (Sec. 21080(b) (3); 15269(a));
- Emergency Project (Sec. 21080(b) (4); 15269 (b)(c));
- Categorical Exemption. State type and section number: 15303 New Construction or Conversion of Small Structures
- Statutory Exemptions. State code number:

Reasons why project is exempt: This project is exempt under CEQA Section 15303 New Construction or Conversion of Small Structures. CEQA Section 15303(c) allows for the construction of a restaurant not exceeding 2,500 square feet in floor. This project meets the guidelines established by CEQA and is in compliance with the General Plan and Zoning designations for the site.

Lead Agency Contact Person: Daniel Rosas

Area Code/Telephone/Extension: (909) 820-2535

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Title: Assistant Planner Date: 8/31/2016

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:



Legislation Details (With Text)

File #: 16-618 Version: 1 Name:

Type: Resolution Status: Agenda Ready

File created: 8/25/2016 In control: Planning Commission

On agenda: 8/31/2016 Final action:

Title: Addendum to the Renaissance Specific Plan Final EIR (Environmental Assessment Review 16-34), Tentative Tract Map No. 19748 and Conditional Development Permit No. 817 for the construction of a 429,106 square-foot warehouse/distribution center building within the Renaissance Specific Plan at the northeast corner of Alder Avenue and Walnut Avenue within both the Employment (EMP) and Business Center (BC) zones of the Renaissance Specific Plan.

Sponsors:

Indexes:

Code sections:

Attachments: [Location Map](#)
[Plans \(I-210 IV, Rialto\)](#)
[LogisticsIV- Addendum](#)
[EIR DRAFT Pannatoni Warehouse Resolution](#)
[TPM DRAFT Pannatoni Warehouse Resolution](#)
[CDP DRAFT Pannatoni Warehouse Resolution](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

For the Planning Commission Meeting of August 31, 2016

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Robb Steel, Asst.CA/Development Services Director

REVIEWED BY: Gina M. Gibson, Planning Manager

FROM: Bryan Fernandez, Contract Planner

Addendum to the Renaissance Specific Plan Final EIR (Environmental Assessment Review 16-34), Tentative Tract Map No. 19748 and Conditional Development Permit No. 817 for the construction of a 429,106 square-foot warehouse/distribution center building within the Renaissance Specific Plan at the northeast corner of Alder Avenue and Walnut Avenue within both the Employment (EMP) and Business Center (BC) zones of the Renaissance Specific Plan.

APPLICANT:

Panattoni Development Company, Inc. (PDC OC/IE LLC), c/o Jacob LeBlanc, 20411 SW Birch St, Suite 200, Newport Beach, CA 92660.

LOCATION:

The project site is located on an 18.38-acre site on the east side of Alder Drive and north of Walnut Avenue. The site is west of the former Rialto Municipal Airport. The Target Food Distribution Center lies to the north of the project site, Walnut Avenue and the Niagara Water Bottling and Distribution facility are located south of the site, Laurel Avenue lies to the east, and Alder Avenue to the west. The subject site is located within the Renaissance Specific Plan on portions of two Planning Areas: 22c and 23. Planning Area 22c has a zoning designation of Employment (EMP), and Planning Area 23 has a zoning designation of Business Center (BC).

The project site includes 12 parcels identified as Assessor Parcel Numbers (APNs) 0240-221-02; 0240-221-03, 0240-221-15; 0240-221-16; 0240-221-17; 0240-221-18; 0240-221-19; 0240-221-21; 0240-221-24; 0240-221-26; 0240-221-27; and 0240-221-28.

BACKGROUND:

On August 8, 2016, the City of Rialto Planning Division received entitlement applications for I-210 Logistics Center IV requesting approval of a Conditional Development Permit, Tentative Tract Map, Precise Plan of Development, and Addendum to the Renaissance Specific Plan Final EIR at the site described in the Location section above.

The table below identifies the land uses surrounding the subject site and their corresponding zoning and General Plan designations:

Location	Existing Land Use	Renaissance Specific Plan - Zoning	General Plan and Zoning
Project Site	Vacant with the exception of two single-family dwelling units	Employment (4.2-ac western portion) Business Center (13.0-ac. eastern portion)	Specific Plan
North	Target Food Distribution Center	Business Center	Specific Plan
Northeast	DCT Rialto Logistics Center	Business Center	Specific Plan
South	Niagara Water Bottling and Distribution Facility	Business Center	Specific Plan
East/Southeast	Medline Distribution Facility	Business Center	Specific Plan
West	Vacant (approved but not constructed Logistics Center V facility)	Employment	Specific Plan

Table 1: Development Standards

Site Characteristics

The site is located on the southernmost portion of the block bounded by Walnut Avenue to the south, Alder Avenue to the west, Laurel Avenue to the east, and W. Renaissance Parkway. The rectangular

site has street frontages on all sides except on the north, where it abuts the Target Food Distribution Center. Warehouse and distribution or processing facilities are located to the north, south, and east of the project site, and similar proposed uses have been approved or are planned in the immediate project area. The eastern portion of the site is currently developed with single-family residential structures, with several shed and canopy structures, and a horse corral, all of which will be demolished and replaced by the proposed project.

Entitlement Requirements

The applicant requests approval of the following entitlement applications:

Addendum to Certified Final EIR (Environmental Assessment Review No. 16-34) for the Renaissance Specific Plan: A request for review and approval of the Addendum EIR to certified Final EIR for the Renaissance Specific Plan approved in analyzing the impacts of the proposed project, the proposed Mitigation Measures, and Mitigation Monitoring and Reporting Program (MMRP).

Tentative Parcel Map No. 19748: A request to allow the consolidation of twelve (12) parcels of land (APNs: 0240-221-02, -03, -15, -16, -17, -18, -19, -21, -24, -26, -27, & -28) into one (1) 18.33-net-acre parcel of land to facilitate the development of a 429,106-square-foot warehouse building.

Conditional Development Permit No. 817: A request to allow a ten (10) percent reduction in the required setback through the implementation of non-residential development incentive to facilitate the development of a 429,106-square-foot warehouse/distribution center building within the Business Center zone of the Renaissance Specific Plan.

Precise Plan of Design No. 2460: A request to review the proposed conceptual architectural design and site layout of the proposed project for consistency with the applicable design guidelines outlined in Section 4 of the Renaissance Specific Plan and Section 18.61 of Rialto Municipal Code. The Precise Plan of Design entitlement packet is reviewed by the Development Review Committee upon approval of the CEQA document by the City Council.

ANALYSIS/DISCUSSION:

Proposal

The proposed entitlements allow development of a 429,106-square-foot warehouse/ distribution center building on approximately 18.38 acres within the Specific Plan area. The project includes a warehouse/distribution center with accessory office areas. Goods will be stored on-site until ready for distribution. A total of 53 truck-high loading docks would be provided on the north side of the building. The loading docks will stage the distribution of warehouse goods, and each dock can host approximately 10' x 53' trailer trucks. The building consists of approximately 414,106 square feet of floor area for industrial/warehouse/distribution uses and approximately 15,000 square feet for office uses. The office portion of the warehouse is located at the northeast and northwest corners of the building. The interior vertical clearance of the building is 36-feet. The building dimensions are 1,032 feet (east-to-west) and 407 feet (north-to-south). The northeast and northwest corners of the building (office) extend an additional 60 feet north, resulting in a north-to-south building dimension of 467 feet. The proposed building is 47 feet high. The building material will be a poured-in-place concrete tilt-up structure.

Development Standards

The table below compares the site plan for the proposed project with the development standards for

industrial development in the Renaissance Specific Plan Business Center zone:

Table 2: Development Standards

Project Element	Proposed Project	Renaissance Specific Plan
Planning Areas	22c (portion), 23 (portion)	22c (portion), 23
Land Use	Industrial/Warehouse/ Distribution Facility	Land Use designations: Renaissance Employment (22c) Renaissance (23) ²
Site Area	18.38 acre; 797,953 sf ¹	Business Center: 42,560 sf min.
Total Building Area	429,106 sf	–
Floor Area Ratio (FAR)	0.54 FAR ²	Business Center: 0.55 over 10 ac
Lot Width	1,325 ft.	Business Center: 200 ft. min.
Lot Depth	662 ft.	Business Center: 200 ft. min.
Front and Side Street Setbacks	Alder Ave: 27 ft. min. and 27 ft. avg. Walnut Ave: 25 ft. min. and 27 ft. avg. Laurel Ave: 27 ft. min. and 27 ft. avg. ³	25 ft. min.; 30 ft. avg.
Landscaping	2.81 ac. (approx. 15.3% of Project site)	Landscape coverage on 10% of lot requires screen walls
Building Height	40ft. ⁴	75 ft.
<p>Notes: Abbreviations: sf: square feet; FAR: floor to area ratio; min.: minimum; avg.: average; ac.: acre 1. Lot size after consolidation of parcels. 2. The project site includes two zoning designations. Because the proposed land uses can be implemented under both zoning designations, the City is not requiring a zone change and has identified that the development standards for the Business Center zone to be used for the project. 3. Height limits and setbacks may be adjusted by up to 10 percent through the application of nonresidential incentives. The proposed project will pursue LEED certification to satisfy this requirement. 4. The EIR Addendum analyzed a height of 47 feet.</p>		

Zoning

The project site is located outside of the proposed Renaissance Specific Plan Amendment (2016) area. The General Plan land use designation is Renaissance Specific Plan. The site is located on portions of two Planning Areas: 22c and 23. Planning Area 22c has a zoning designation of Renaissance Specific Plan–Employment, and Planning Area 23 has a zoning designation of Renaissance Specific Plan–Business Center (BC). The Employment designation accommodates a mixture of professional office, light industrial, research and development, Business Park, light manufacturing, assembly, and related storage and support services. The Business Center designation allows for larger industrial, distribution, and manufacturing uses. The proposed project complies with both zoning designations.

The proposed uses are consistent with the General Plan and zoning designations for the project site.

Design Guidelines

The conceptual architectural design for the project shows concrete tilt-up panels with architectural treatments, such as panel reveals, to provide visual relief to the building facades. As shown in the

Attachment (Project Plans - Elevations), the exterior elevations are white and silver/grey with blue accents and window glazing. Rooftop screening of mechanical equipment is required as a part of the project. The building has a maximum height of 40 feet. The longest building wall plane (on the north and south elevation) is 1,032 feet long. On the west and east elevation, the building wall planes are both 467 feet in length. Staff reviewed the prior submission for its consistency with the applicable design guidelines outlined in Section 4 of the Renaissance Specific Plan and Section 18.61 of the Rialto Municipal Code. Because of this discussion, the applicant redesigned the conceptual architecture plans to provide significantly improved architectural design that is consistent with the design guidelines.

The project includes the following design features:

- Vertical and horizontal modulation consisting of three-foot building articulations at consistent intervals
- Orderly application of a variety of exterior materials and elements such as accent tiles and metal canopies and louvers for solar control
- Installation of large floor-to-ceiling glazed glass windows and doors on each building corner
- Stamped decorative pavements on the driveway aprons

The overall implementation of the architectural design elements, materials, and colors effectively breaks up the massing of the concrete tilt-up building, and is compatible with the surrounding architecture.

Parking and Loading

The warehouse/distribution center provide 53 loading dock spaces and respective loading dock doors, all aligned and located on the northern portion of the property abutting the existing Target Food Distribution Center. A minimum 14-foot screen wall will be provided at the gates approximately 164 feet from the property lines that front Laurel Avenue and Alder Avenue to screen the trucks from public view.

Table 3: Parking and Loading Standards

Project Element	Proposed Project	Renaissance Specific Plan Requirement
Vehicle Parking Standards		
<i>Office</i>	14 stalls (3,500 sf)	1/250 sf
<i>Future Office</i>	46 stalls (11,500 sf)	1/250 sf
<i>Warehouse/Distribution Center</i>	40 stalls (1 st 40,000 sf) 94 stalls (above 40,000 sf) (414,106 sf)	1/1,000 sf for the first 40,000 sf of warehouse; 1/4,000 sf above 40,000 sf
Total	194 stalls	194 stalls
Vehicle Parking - Stall Types and Configurations		
<i>Standard (9' x 18')</i>	186 stalls	9' x 18'
<i>Accessible (9' x 18')</i>	6	

Passenger Loading (9' x 18')	2	
Truck Loading		
Truck Parking for 10' x 53' trailers	82 stalls	1 stall per dock
Truck Loading Areas	53 truck loading docks	—

The project provides the required number of parking stalls onsite. Due to the nature of the warehouse/distribution center use, visitors and employees will use the parking spaces. The proposed project will provide 82 parking stalls for 10'x 53' trailer trucks to support the 53 trucking dock locations. The City requires a one-to-one ratio of dock doors to trailer stalls. All truck parking is provided on the north side of the site. The parking spaces will be located on the areas fronting Alder Avenue and Laurel Avenue outside the loading dock gates.

Site Access

Vehicular access includes five driveways: two driveways on Alder Avenue, two driveways on Laurel Avenue, and one driveway on Walnut Avenue as follows:

- Alder Avenue: The shared truck and passenger vehicle right-turn only outbound driveway would be located near the northwest property boundary. There is not a median break along the project site frontage.

The second access from Alder Avenue would be located approximately 190 feet north of the intersection of Alder Avenue at Walnut Avenue. Employees and visitors accessing the site would use this right-turn only inbound/outbound driveway. No truck access would be permitted.

- Walnut Avenue: One driveway is proposed for passenger vehicles along Walnut Avenue. Walnut Avenue does not have a center median; therefore, passenger vehicle movements would be unrestricted.
- Laurel Avenue: Laurel Avenue does not have a center median and therefore passenger vehicle and truck movements are unrestricted. The shared truck and passenger vehicle inbound/outbound driveway would be located to the northeast near the northern property boundary. There would be two lanes for entering trucks and one lane for outgoing trucks. This drive would provide truck queuing between Laurel Avenue and the on-site gate, where incoming trucks would be processed.

The second access would be located approximately 200 feet north of the terminus of Walnut Avenue at Laurel Avenue. Employees and visitors accessing the site would use this driveway. No truck access would be permitted.

All points of ingress/egress are unsignalized. The guard shack, located internal to the site at the northeast entrance on Laurel Avenue, would be the location for truck controls throughout the site. All gated areas will have a Knox box for Fire Department access.

Setback Reduction and Nonresidential Incentive

The applicant is requesting the application of Nonresidential Incentives to allow a reduction in the allowable average setback by 10 percent. The Renaissance Specific Plan-Business Development Center zone requires an average of 30-foot minimum setbacks for landscaping and structures. Therefore, a maximum three-foot reduction in required setbacks can be granted with the approval of

the Conditional Development Permit. The projects request landscaped setback reductions on setback areas that front on Alder Avenue (west), Walnut Avenue (south), and Laurel Avenue (east).

- Alder Avenue: Proposed 27-foot average for landscape setback, and 27-foot average for building setback
- Walnut Avenue: Proposed 25-foot average for landscape setback, and 27-foot average for building setback
- Laurel Avenue: Proposed 27-foot average for landscape setback, and 27-foot average for building setback

In order to encourage the level of detail and aesthetic quality envisioned in the Specific Plan area, Section 3 of the Specific Plan established an Incentive Program to encourage desired features. The incentives include FAR bonuses, setback reductions, parking reductions, etc., through a Conditional Development Permit application process on a case-by-case basis.

The Applicant proposes the following feature for the City's consideration of this incentive: LEED (Leadership in Energy and Environmental Design) certification.

Infrastructure and Off-site Improvements

Consistent with the assumptions set forth in the Final EIR of the Renaissance Specific Plan, the industrial/warehouse/distribution facility is served via water line extensions to the project site from existing lines in Alder Avenue and Walnut Avenue, and the proposed water line in Laurel Avenue (see Figure 3-21 of the Specific Plan). Storm water runoff from a majority of the site, including the industrial/warehouse/distribution facility and the associated truck yard, would drain to underground chambers in the on-site truck yard for treatment. Runoff from the eastern vehicle parking area would drain to an easterly set of underground chambers for treatment. All allowable excess flows would tie into an existing 48-inch storm drain along Laurel Avenue.

The on-site landscape areas along the rights-of-way would drain into the streets without entering the infiltration facilities. The Specific Plan identifies new sewer lines for the area south of I-210. Proposed sewer lines are shown in Alder Avenue and Walnut Avenue to be connected to a proposed sewer line in Locust Avenue. This sewer would connect to an existing sewer line in Baseline Road.

The City received will-serve letters for this project from the agencies and providers of water, sewer, natural gas, data, and telephone services.

Landscaping

Of the 18.3-acre industrial/warehouse/distribution site, 2.81 acres (or approximately 15.3 percent of the site) would be landscaped. The landscaping requirements for development in the Employment and the Business Center planning areas of the Specific Plan and City of Rialto landscaping guidelines require 10 percent site coverage; therefore, the project's proposed 15.3 percent exceeds the minimum requirements. The landscaping area includes 10-foot-wide landscape easements along Alder Avenue, Laurel Avenue, and Walnut Avenue. Additionally, the plans show a minimum 25-foot-wide landscaped setback behind the landscape easement along Walnut Avenue, and a minimum 27-foot-wide landscape setback would be provided along Alder Avenue and Laurel Avenue. Except for the driveway area, the project landscapes the entire frontage of Walnut Avenue. Landscaping within the parkways would include irrigated trees and groundcover. The landscape plan shows

approximately 171 trees and more than 4,400 individual plantings of shrubs within the site and on adjacent rights-of-way. Groundcover consisting of one- to two-gallon plantings, and accent vegetation comprised of five-gallon plantings make up the rest of the softscape landscaped areas.

Grading

There is approximately 22 feet of elevation differential across the site. The overall site topography generally slopes downward to the southeast at a gradient of less than two percent. The proposed development does not include significant amounts of below grade construction, such as basements or crawl spaces. Based on the assumed topography, cuts and fills of 4-8± feet will be necessary to achieve the proposed site grades. The project proposes 62,940 cubic yards of grading to be balanced on site.

Lighting

The project proposes both parking lot and safety and security lighting. Lighting levels would not exceed 1.0 candle/foot measured at ground level throughout the parking area as required per the Specific Plan and Municipal Code Section 18.61.140. The City will review new lighting to ensure conformance with the California Building Code, Title 24 (California Code of Regulations), as well as the California Green Building Standard Code (Part 11 of Title 24, California Code of Regulations) such that only the minimum amount of lighting is used and no light spillage occurs. As identified in the Project Description, landscaping and walls will screen building operations that may be visible from Laurel, Alder, and Walnut Avenues, as required per the Specific Plan. Consistent with City requirements, where a solid wall would be required adjacent to a public street, a maximum of eight feet of the wall would be visible from the public street or sidewalk. The project provides adequate lighting for circulation, safety, and security. Night lighting is provided seven days per week. Outdoor lighting for the parking areas is provided consistent with the requirements set forth in the Specific Plan. Light standards would be a maximum of 35 feet above finished grade and enclosed within landscape planters. Lighting levels would not exceed 1.0 candle/foot measured at ground level throughout the parking areas. Additionally, the City requires that the applicant submit a point-by-point lighting plan with construction plans.

Hours of Operation

The applicant has not identified the tenant(s) of the industrial/warehouse/distribution facility; therefore, the precise nature of facility operations cannot be determined at this time. Any future occupant would be required to adhere to the requirements of the Specific Plan and other pertinent City regulations. The hours of operation are seven days a week, 24 hours per day, with more limited staffing between 10:00 P.M. and 6:00 A.M.

Land Use Compatibility

The project is consistent with the Employment (EMP), and Business Center (BC) zones of the Renaissance Specific Plan and the surrounding land uses. The project is not expected to negatively affect these uses since measures, such as landscape buffering and the installation of solid screen walls will be implemented. Light industrial uses in the form of warehouse and distribution or processing facilities are located or are under construction to the north, south, and east of the project site, and similar uses have been approved or are planned in the immediate area of the project site. A single-family residential structures exists on the eastern portion of the site, with several shed and canopy structures, and a horse corral, all of which will be demolished and replaced by the proposed project. The project will be a benefit to the community and an improvement to the surrounding area because it the structure and landscaping will comply with the City's Design Guidelines.

GENERAL PLAN CONSISTENCY

The project is consistent with the following goal of the Land Use Element of the Rialto General Plan:

- Goal 2-9: Protect residential, schools, parks, and other sensitive land uses from the impacts associated with industrial and trucking-related land uses, as well as commercial and retail areas.
- Goal 2-17: Provide high quality and environmentally sustainable landscaping.
- Goal 2-21: Ensure high-quality planned developments in Rialto.
- Goal 2-22: Promote commercial and/or industrial development that is well designed, people-oriented, environmentally sustainable, sensitive to the needs of the visitor or resident, and functionally efficient for its purpose.

ENVIRONMENTAL IMPACT:

The City of Rialto is the Lead Agency as set forth in CEQA Section 21067 and is responsible for reviewing and approving the Addendum to the Renaissance Specific Plan Final EIR. The City Council certified the Final EIR and approved the Specific Plan on November 9, 2010. The Applicant prepared an Addendum to the Renaissance Specific Plan Final EIR (Final EIR) and associated technical studies to evaluate the potential impacts associated with the construction and operation of the project.

As detailed in the Addendum to the EIR, the proposed Project would not result in any new significant impacts that were not analyzed in the Final EIR, nor would the project because a substantial increase in the severity of any previously identified environmental impacts. The potential impacts associated with this proposed project would be the same or less than those described in the Final EIR. In addition, there are no substantial changes to the circumstances under which the proposed project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the Final EIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified. Therefore, in accordance with Section 15164 of the State CEQA Guidelines, the Addendum to the previously certified Final EIR is the appropriate environmental documentation for the Logistics Center IV Project. In taking action on any

of the approvals for the proposed project, the decision-making body must consider the whole of the

data presented in the Final EIR, and as augmented by the Addendum and the previously adopted Mitigation Monitoring and Reporting Program (MMRP).

Implementation of mitigation measures identified in the Final EIR reduces potentially significant impacts to a level of insignificance. As applicable, the Final EIR incorporates mitigation measures into the proposed project as a condition of approval. The addendum are included as an attachment to this report. Electronic copies of the technical studies have been distributed to the Commission on a Compact Disc and are available for review in the Development Services Department, Planning Division.

PUBLIC NOTICE

The City mailed public hearing notices for the proposed project to all property owners within 300 feet of the project site, and published the public hearing notice in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

It is recommended that the Planning Commission:

- Conduct the public hearing and receive public testimony, and
- Adopt resolutions to recommend that the City Council approve Conditional Development Permit No. 817, Tentative Tract Map No. 19748, and Addendum to the Renaissance Specific Plan Final EIR subject to the findings and conditions therein.

Location Map



CITY OF RIALTO PLANNING DIVISION

Tentative Parcel Map No. 19748, Conditional Development Permit No. 817 & Precise Plan of Design No. 2460: Development of a 431, 265 square foot warehouse on 18.3 gross acres of land. In conjunction with the project, the applicant proposes to consolidate twelve (12) parcels of land (APN: 0240-221-02, -03, -15, -16, -17, -18, -19, -21, -24, -26, -27, & -28) into one (1) new parcel. The project site is located at the northeast corner of Alder Avenue and Walnut Avenue within the Employment (EMP) and Business Center (BC) zones of the Renaissance Specific Plan. An Addendum to the Previously Certified Renaissance Specific Plan Environmental Impact Report (Environmental Assessment Review No. 16-34) has been prepared for consideration in conjunction with the project.



North

PROJECT INFORMATION

Project Address
NEC ALDER AVE. AND WALNUT AVE.
RIALTO, CA

Code
CBC 2013
CBC 2013
CEC 2013

Owner/Applicant
PDC OC/E LLC
20411 SW BIRCH ST, SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 286-2943
CONTACT: JACOB LEBLANC

Assessors Parcel Number
APN: 0240-221-02 APN: 0240-221-17 APN: 0240-221-24
APN: 0240-221-03 APN: 0240-221-18 APN: 0240-221-26
APN: 0240-221-15 APN: 0240-221-19 APN: 0240-221-27
APN: 0240-221-16 APN: 0240-221-21 APN: 0240-221-28

Applicant's Representative
HPA, INC.
18831 BARDEEN AVE. - STE# 100
IRVINE, CA 92612
CONTACT: HOON KEUN PARK
PHONE: (949) 862-2116
FAX: (949) 863-0851

Code Analysis
CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY: S-1/B OFFICE & WAREHOUSE
CONSTRUCTION TYPE: III-B
AUTOMATIC FIRE SPRINKLER YES
ACTUAL PARAPET 3/8 TO 4/3
ACTUAL AREA 429,106 S.F.
ACTUAL AREA (BASIC) S 1 = 17,500 S.F./B = 19,000 S.F.
ACTUAL AREA INCREASED UNLIMITED, PER SECTION 507.3
W/ 60' MIN. YARD ON 4 SIDES

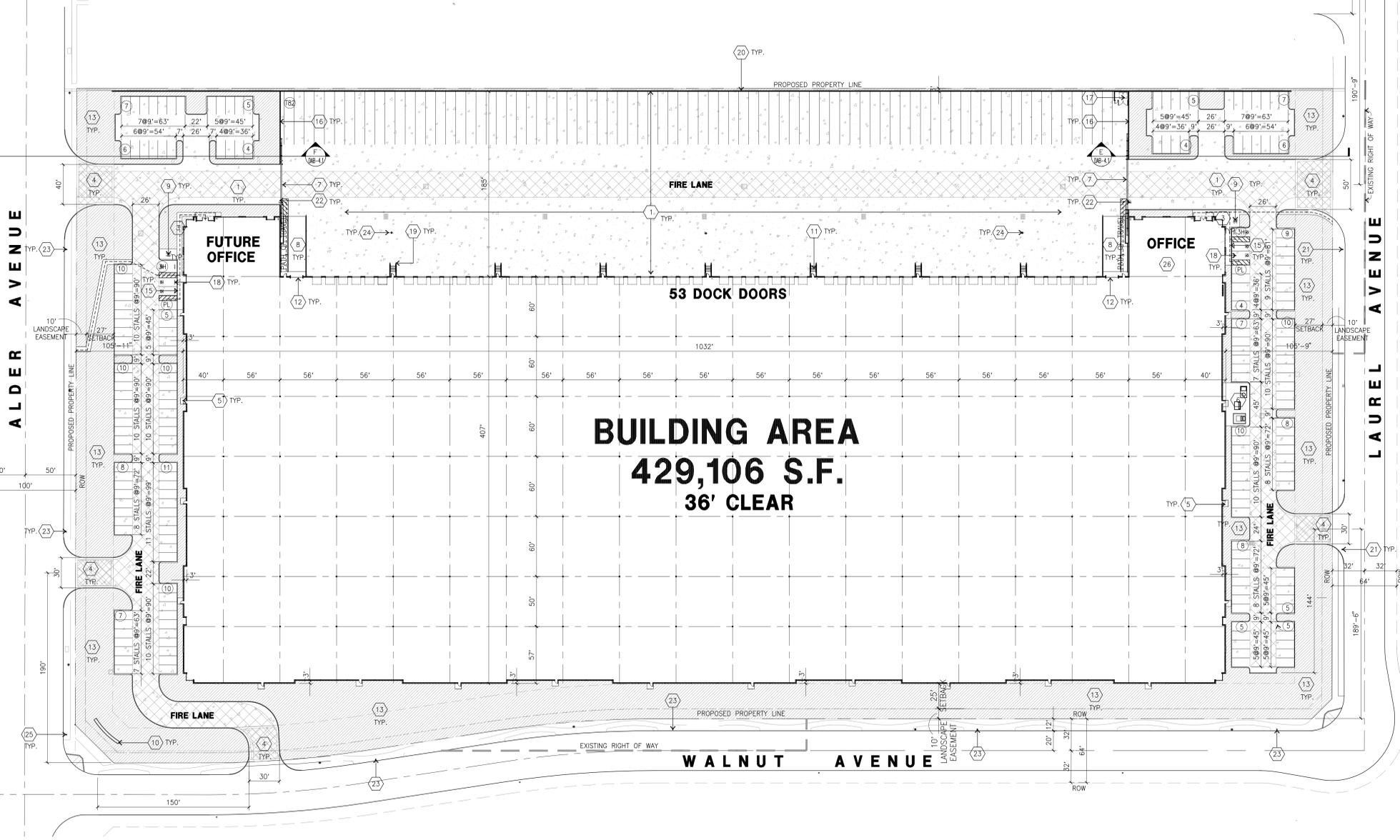
Zoning
RENAISSANCE SPECIFIC PLAN
BUSINESS CENTER

Parcel Map Legal Description
TENTATIVE PARCEL MAP NO. 19748
IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,
BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

Legal Description
SEE CIVIL DRAWINGS FOR THE LEGAL DESCRIPTION

TABULATION

SITE AREA	
in s.f.	798,348 s.f.
in acres	18.328 acres
BUILDING AREA	
Office	3,500 s.f.
Future Office	11,500 s.f.
Warehouse	414,106 s.f.
TOTAL	429,106 s.f.
COVERAGE	
	53.7%
AUTO PARKING REQUIRED	
Office: 1/250 SF	14 stalls
Future Office: 1/250 SF	46 stalls
Whse: 1st 40k @ 1/1,000 SF	40 stalls
above 40k @ 1/4,000 SF	94 stalls
TOTAL	194 stalls
AUTO PARKING PROVIDED	
Standard (9'x18')	186 stalls
Accessible Parking (9'x18')	6 stalls
Passenger Loading (9'x18') 2 provided	2 stalls
TOTAL	194 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 53')	82 stalls
MAXIMUM FLOOR AREA RATIO	
Business Center - 55%	
LANDSCAPE REQUIREMENT	
Percentage -	10%
LANDSCAPE PROVIDED	
Landscape Area	122,321 s.f.
Percentage -	15.3%
*SETBACKS	
Alder Ave. - 27' Min Landscape, 27' Average (30' Average required)	
Walnut Ave. - 25' Min Landscape, 27' Average (30' Average required)	
Laurel Ave. - 27' Min Landscape 27' Average (30' Average required)	
LANDSCAPE EASEMENTS	
Walnut Avenue - 10'	
Laurel Avenue - 10'	
Alder Avenue - 10'	
ZONING ORDINANCE FOR CITY	
Zoning Designation - Renaissance Specific Plan	
Business Center	
*Note: Including 10% administrative reduction	



UTILITY INFORMATION

WATER
FONTANA WATER COMPANY
8440 NUEVO AVENUE
FONTANA, CA 92335
PHONE: (909) 822-2201
PHONE: (909) 823-5346
ATTN: MICHAEL J. MCGRAW

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1351 E. FRANCIS AVENUE
ONTARIO, CA 91751
PHONE: (909) 357-6233

FIRE PROTECTION
CITY OF RIALTO FIRE DEPARTMENT
131 SOUTH WILLOW STREET
RIALTO, CA 92376

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 LUGONIA AVENUE
REDLANDS, CA 92373-0306
PHONE: (909) 428-8401

TELEPHONE SERVICE
AT&T
1265 VAN BUREN ST. RM 100
ANAHEIM, CALIFORNIA 91761
ATTN: BOB STURTEVANT
PHONE: (714) 237-7195

SEWER
CITY OF RIALTO
150 SOUTH PALM AVENUE
RIALTO, CA 92376
PHONE (909) 820-2546

TELE COMMUNICATIONS
TIME WARNER CABLE
1500 S. AUTO CENTER DR.
ONTARIO, CA 91761
ATTN: JAMES WOCK
PHONE (909) 975-3439

VICINITY MAP



SITE PLAN KEYNOTES

- | | | |
|--|--|------------------------------|
| 1 HEAVY BROOM FINISH CONCRETE PAVEMENT. | 11 EXTERIOR CONCRETE STAIR. | 21 EXISTING STREET LIGHT |
| 2 NOT USED. | 12 12' X 16' DRIVE-IN DOOR | 22 EMERGENCY ACCESS MAN GATE |
| 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH | 13 LANDSCAPE, ALL LANDSCAPE AREAS INDICATED BY SHADING | 23 PROPOSED STREET LIGHT |
| 4 DRIVEWAY APRONS WITH DECORATIVE PAVEMENT, UP TO SETBACK LINE. DECORATIVE CONSIST OF COLORED CONCRETE AND SCORELINES | 14 NOT USED | 24 PROPOSED FIRE HYDRANT |
| 5 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR. | 15 HANDICAP PARKING STALL SIGN | 25 EXISTING TRAFFIC SIGNAL |
| 6 APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E., | 16 14' HIGH CONCRETE SCREEN WALL | 26 SHOWER INCLUDED IN OFFICE |
| 7 PROVIDE METAL GATE W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. CONTRACTOR TO DESIGN & DETAIL GATES. DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE. | 17 TRASH ENCLOSURE. | |
| 8 CONCRETE RAMP | 18 KNOX BOXES WILL BE INSTALLED FOR ALL LEASE SPACES. | |
| 9 BIKE RACK TYPICAL. | 19 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H. | |
| 10 SECONDARY COMMUNITY MARKER | 20 RETAINING WALL OR TUBULAR STEEL FENCE | |

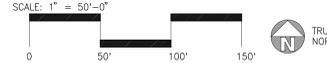
SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY PROJECT NO. 166148-1 DATED: MAY 5, 2016
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- ALL BUILDINGS OF 5,000 S.F. IN SIZE WILL HAVE FIRE SPRINKLERS INSTALLED.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- KNOX BOXES WILL BE INSTALLED FOR ALL LEASE SPACES.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- NOT USED.
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.

SITE PLAN GENERAL NOTES

- | | |
|---|---|
| CONCRETE PAVING - SEE "C" DRWS. FOR THICKNESS | ○ □ LIGHT STANDARD |
| STANDARD PARKING STALL 9'-0" X 18' | ⊕ EXISTING PUBLIC FIRE HYDRANT |
| HANDICAP PARKING STALL 9' X 18' + 5' W/ ACCESSIBLE AISLE | ⊕ PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION |
| VAN ACCESSIBLE HANDICAP STALL, 12' X 18' + 5' W/ ACCESSIBLE AISLE | ⊕ CATCH BASIN APPROX. LOCATION |
| PATH OF TRAVEL | — W — WATER LINE - SEE CIVIL |
| LANDSCAPE AREAS | — G — GAS LINE - SEE CIVIL |
| | — S — SEWER LATERAL SEE CIVIL |

OVERALL SITE PLAN



hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca 92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
PANATTONI
20411 SW Birch St #200
Newport Beach, CA 92660
Tel: 949-296-2943
Fax: 916-868-6180

Project:
I-210 LOGISTICS CENTER IV

Rialto, CA 92376

Consultants:
Civil: Thiemes Engineering
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: Hunter Landscape
Fire Protection:
Soils Engineer: So Cal Geotechnical

Title: overall site plan

Project Number: 13376
Drawn by: G.V.
Date: 08/02/16

Revision:

Sheet:

DAB-1.1

Owner:

PANATTONI
20411 SW Birch St #200
Newport Beach, CA 92660
Tel: 949-296-2943
Fax: 916-868-6180

Project:

**I-210
LOGISTICS
CENTER IV**

Rialto, CA 92376

Consultants:

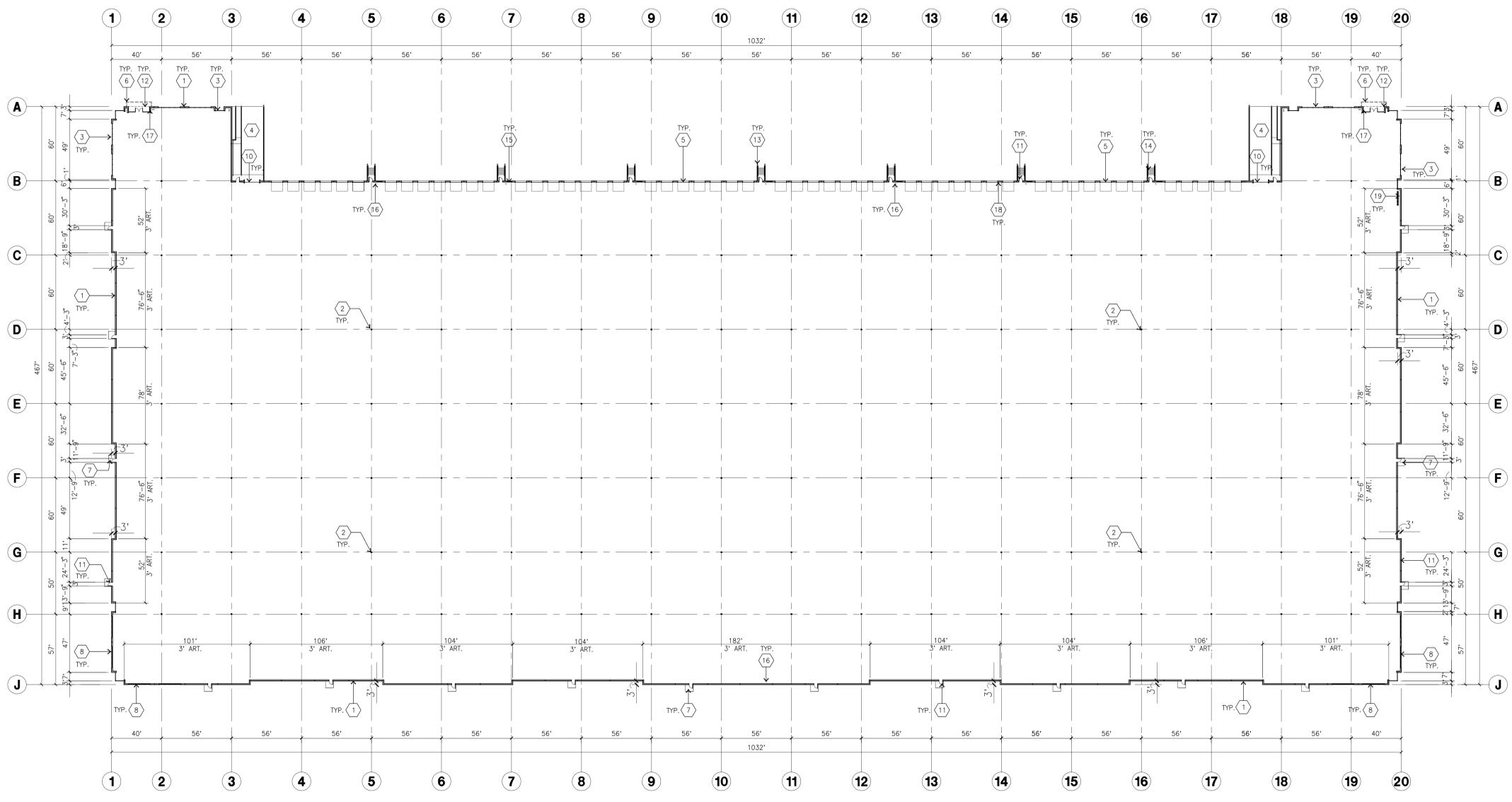
Civil: Thienes Engineering
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: Hunter Landscape
Fire Protection:
Soils Engineer: So Cal Geotechnical

Title: overall floor plan

Project Number: 13376
Drawn by: G.V.
Date: 08/02/16
Revision:

Sheet:

DAB-2.1



OVERALL FLOOR PLAN
scale: 1"=40'-0"
A

KEYNOTES-FLOOR PLAN

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP.
- 5 9'X10' TRUCK DOOR. SECTIONAL O.H., STANDARD GRADE. ALL DOCKS' DOOR WITH CONDUITS AND JUNCTION BOX FIR FUTURE.
- 6 METAL CANOPY.
- 7 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 MODIFIED STOREFRONT.
- 9 NOT USED
- 10 12'X16' GRADE LEVEL DOOR, SECTIONAL O.H., STANDARD GRADE.
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.

GENERAL NOTES-FLOOR PLAN

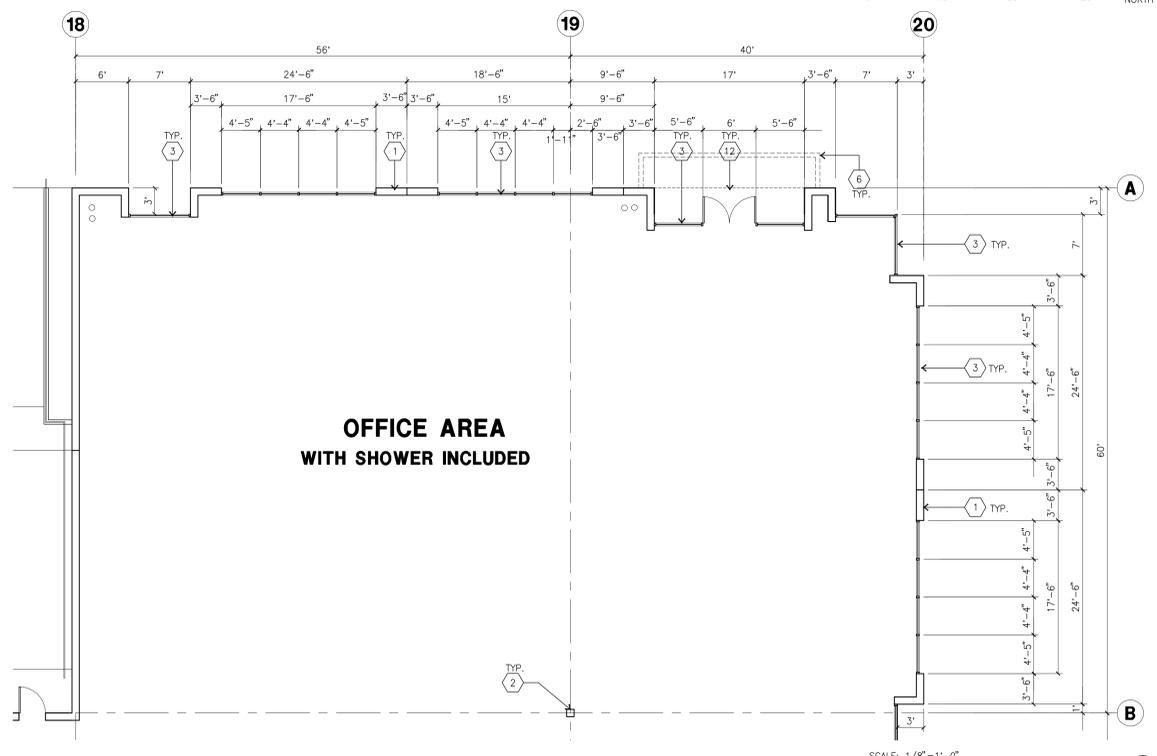
- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATELY 100' MAXIMUM O.C. A SEPERATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPE AT 0.5%
- D. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- E. NOT USED
- F. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- G. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- H. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AS.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- I. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- J. ALL MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN.
EXIT MARKED WITH AN ● SHALL ALSO BE PROVIDED WITH A SIGN ON THE INTERIOR SIDE OF THE DOOR STATING " NOT A WHEELCHAIR ACCESSIBLE EXIT." REMOVE ALL ACCESS HARDWARE ON EXTERIOR SIDE OF THE DOOR.
- K. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.

PAINT NOTES

- 1. INTERIOR CONC. WALL : FRAZEE SWISS COFFEE
- 2. ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOIST LIGHT GRAY SHOP PRIMER
- 3. COLUMN PAINT: SAFETY YELLOW UP TO 12' A.F.F AND PAINT WA FROM 12' TO BOTTOM OF GIRDERS

FLOOR NOTES AND POUR STRIPS REQUIREMENTS

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
- 1. FLOOR COMPACTION - 95%
 - 2. TRENCH COMPACTION - 90%
 - 3. BUILDING FLOOR SLAB: SEE "S" DWGS
 - 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-89
 - 5. SLAB SAW-CUT TO BE DONE WITH A "SOFT CUT" G-2000 OR LARGER MACHINE IMMEDIATELY AFTER FINISH TROWELING. CLEAN OUT SAW CUT JOINTS AT THE END OF PROJECT.
 - 6. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 - 7. CONTRACTOR TO CURE SLAB WITH WET CURING USING BURLLEN OR TRANSGUARD COVER FOR 7 DAYS MIN.
 - 8. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 - 9. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 - 10. FF=50, FL=35 OVERALL AVERAGE.
FF=34, FL=24 LOCAL MINIMUM.
AVERAGE TO BE APPLIED ON A PER POUR BASIS. LOCAL MINIMUM MINIMUM TO APPLY ON EACH TEST WITHIN POUR.
 - 11. NO FLY ASH IN THE CONCRETE
 - 12. SHURESEAL/LAPIDOLITH OR APPROVED EQUAL FLOOR SEALER APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
 - 13. NO PERMANENT GREASE PEN PANEL MARKS ON FLOOR SLAB.
NO RED CAULK MARKS. ALL CONSTRUCTION MARKS TO BE REMOVED BEFORE SEALING.
 - 14. 10' POUR STRIP AT TRUCK DOOR. 4FT. MAX. ELSEWHERE.
 - 15. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PEGA BOND LV 2000, BURKE EPOXY INJECTION RESIN OR EQUAL.
 - 16. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.



ENLARGED FLOOR PLAN
scale: 1/8"=1'-0"
B

Owner:

PANATTONI
20411 SW Birch St #200
Newport Beach, CA 92660
Tel: 949-296-2943
Fax: 916-868-6180

Project:

**I-210
LOGISTICS
CENTER IV**

Rialto, CA 92376

Consultants:

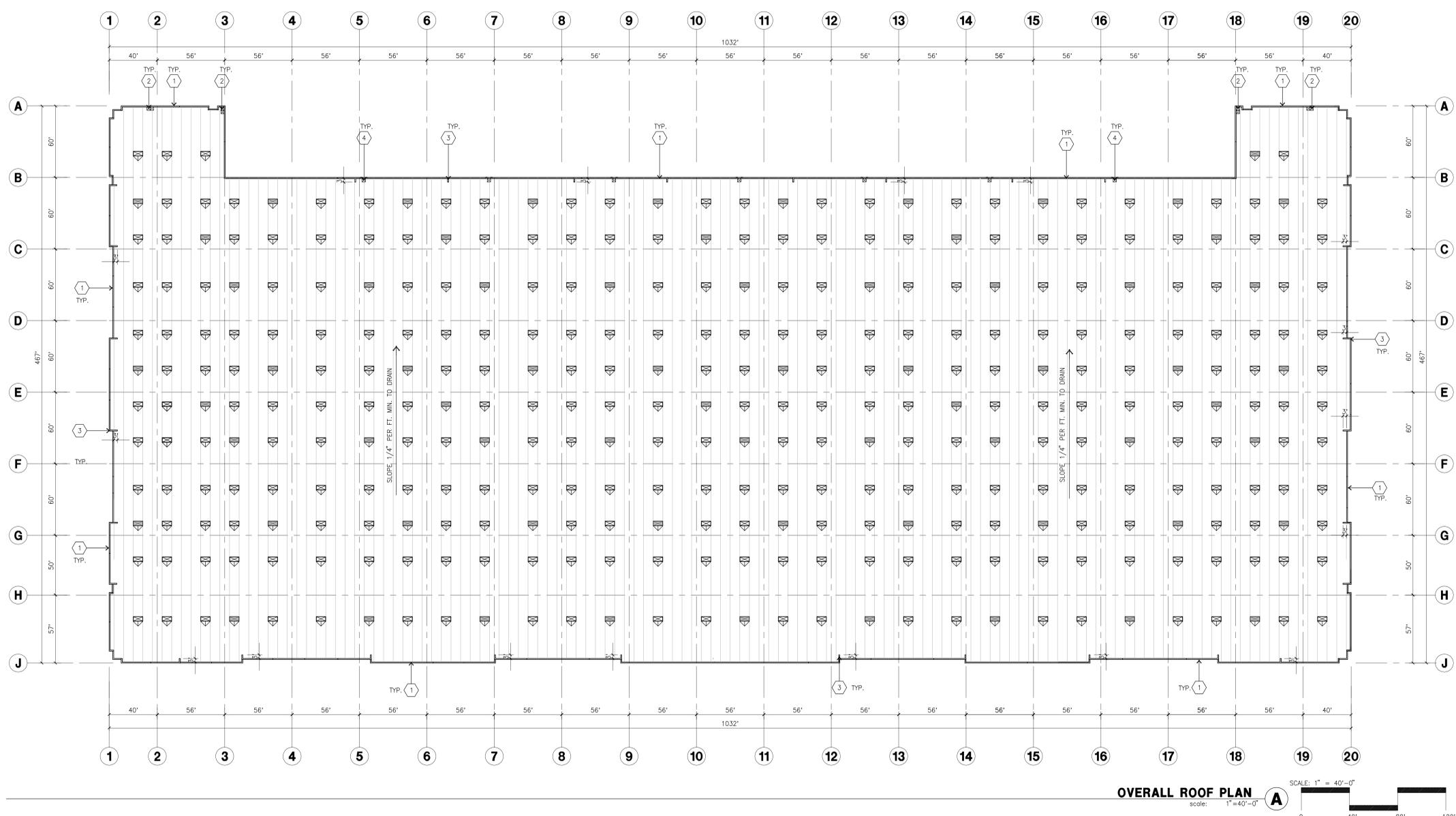
Civil: Thienes Engineering
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: Hunter Landscape
Fire Protection:
Soils Engineer: So Cal Geotechnical

Title: overall roof plan

Project Number: 13376
Drawn by: G.V.
Date: 08/02/16
Revision:

Sheet:

DAB-2.10



OVERALL ROOF PLAN
Scale: 1" = 40'-0"
TRUE NORTH

ROOF PLAN KEYNOTES

- ① CONCRETE PARAPET.
- ② INTERIOR ROOF DRAIN AND OVERFLOW DRAIN.
- ③ PARAPET RETURN
- ④ INTERIOR ROOF DRAIN AND OVERFLOW SCUPPER

ROOF LEGEND

- BUILDING PARAPET LINE.
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- INTERIOR ROOF DRAIN W/ OVERFLOW DRAIN
- 0.5% OF TOTAL: 4' X 8' #UL793 CURB MOUNTED SMOKE
- 2.0% OF TOTAL: 4' X 8' NON LOUVERED CURB MOUNTED FIXED SKYLIGHTS.

SKYLIGHT CALCULATION

PROJECT:
CLEAR HEIGHT IN WAREHOUSE AREA = 36' FT. CLEAR FROM 1ST COLUMN PLUS 6" IN FROM DOCK BAY

BUILDING FOOTPRINT = 429,106 S.F.
BURGLAR BARS = YES

SKYLIGHT = 2.0 % 8,608 S.F. (269 E.A.)
SMOKE HATCH = 0.5 % 2,176 S.F. (68 E.A.)
TOTAL PROVIDED = 2.5 % 10,784 S.F. (337 E.A.)

Owner:

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Fax: 916-868-6180

Project:
I-210 LOGISTICS CENTER IV
Rialto, CA 92376

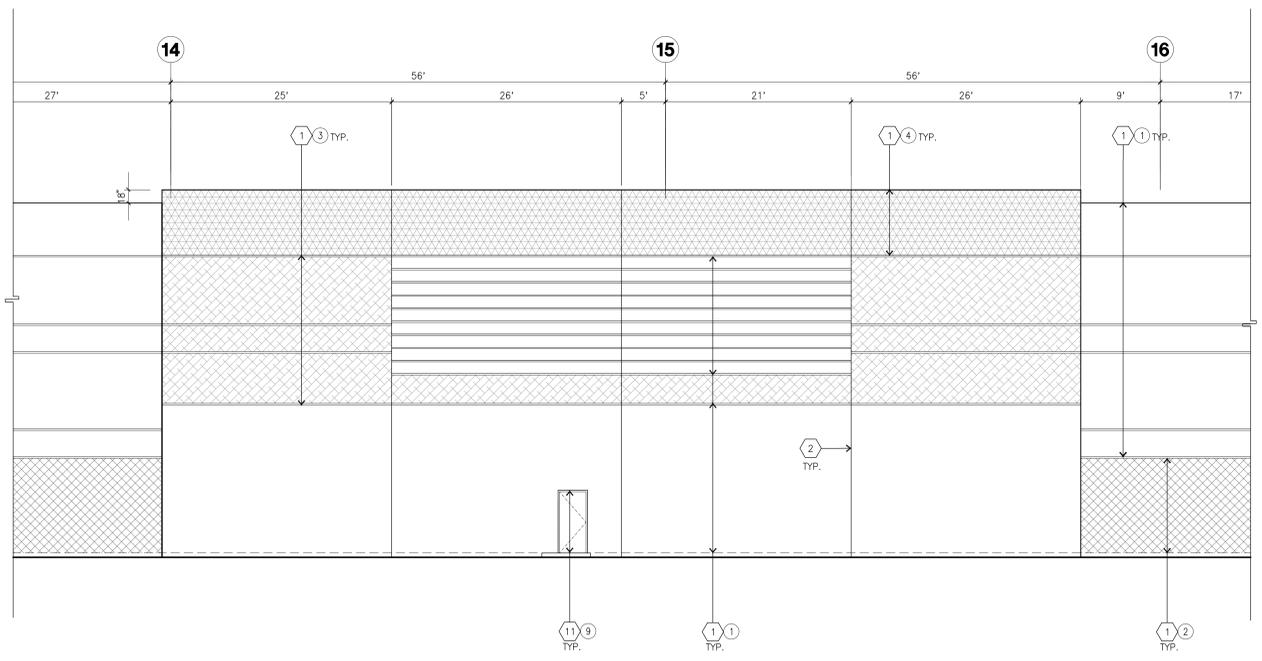
Consultants:
Civil: Thienes Engineering
Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: Hunter Landscape
Fire Protection:
Soils Engineer: So Cal Geotechnical

Title: Elevations

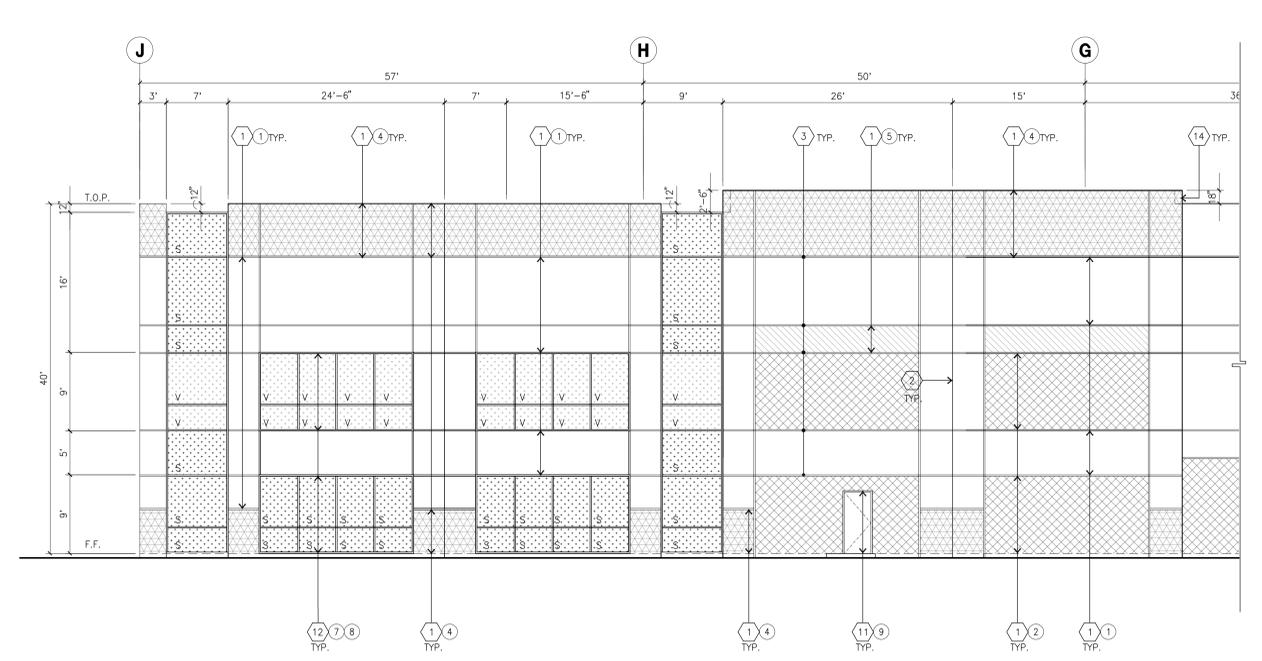
Project Number: 13376
Drawn by: G.V.
Date: 08/02/16
Revision:

Sheet:

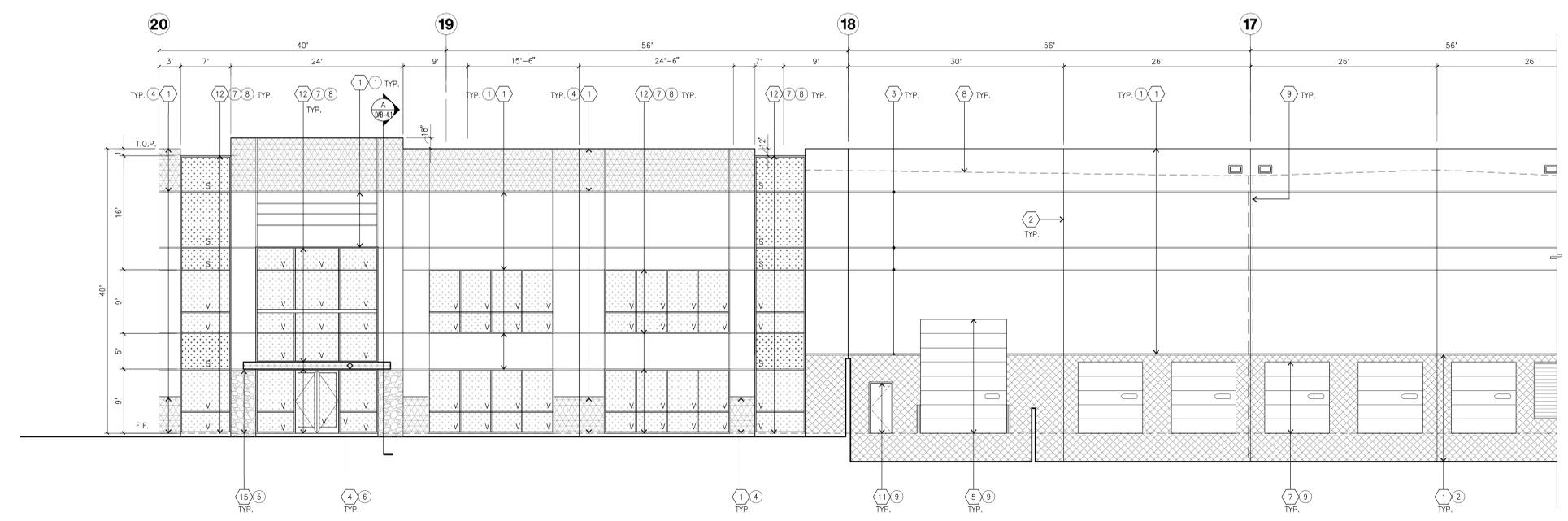
DAB-3.2



ENLARGED SOUTH ELEVATION
scale: 1/8" = 1'-0" **B**



ENLARGED EAST ELEVATION
scale: 1/8" = 1'-0" **A**



ENLARGED NORTH ELEVATION
scale: 1/8" = 1'-0" **C**

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR.
- 4 METAL CANOPY
- 5 12'W X 16'H OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 NOT USED
- 7 OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 8 ROOF LINE
- 9 INTERIOR ROOF DRAIN WITH SCUPPER.
- 10 CONCRETE STAIR, LANDING AND METAL PIPE RAILING. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 11 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 12 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION. DESIGN TO RESIST REQUIRED WINDLOAD EXPOSURE "C"
- 13 4'W. X 8' H METAL LOUVER. PAINT TO MATCH BUILDING COLOR
- 14 PARAPET RETURN.
- 15 ACCENT TILE

GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL. = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST REQUIRED WINDLOAD EXPOSURE "C" CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. HIGH PERFORMANCE GLASS
ALL CONCRETE OPENING ARE TO BE PRE-GUARANTEED THAT GLASS CAN BE ORDERED WITHIN 30 DAYS OF START OF GRADING. THIS IS INCLUDE TIME REQUIRED FOR SHOP DRAWING REVIEW. PREFERENCE IS FOR MEDIUM PERFORMANCE GLASS

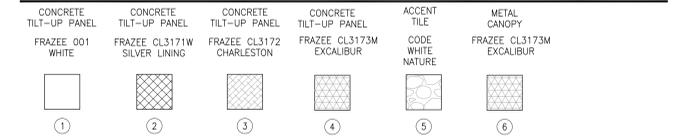
COLOR SCHEDULE - ELEVATIONS

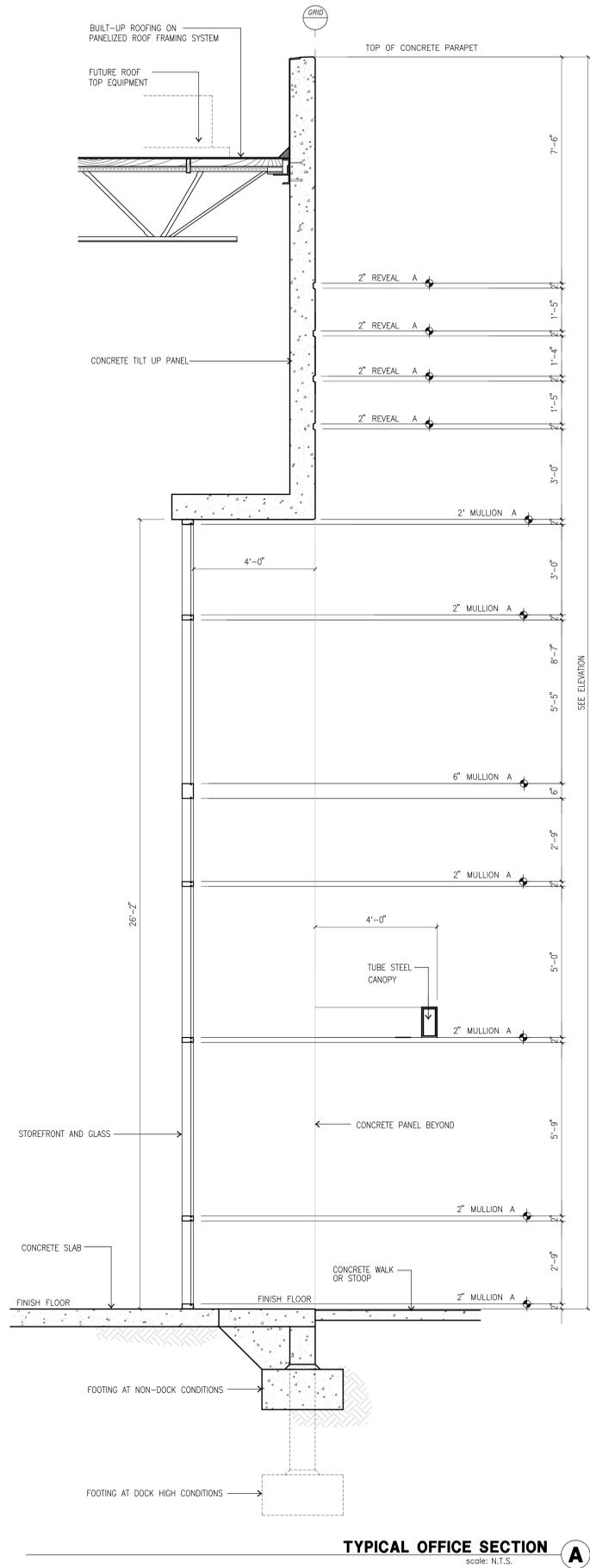
- PRIME COAT TO BE SPRAYED AND BACK ROLLED.
FINISH COAT MAY BE SPRAYED. MIN 5 YEAR LABOR AND MATERIAL PAINT WARRANTY
- 1 CONCRETE TILT-UP PANEL PAINT BRAND_FRAZEE 001 WHITE
 - 2 CONCRETE TILT-UP PANEL PAINT BRAND_FRAZEE CL3171W SILVER LINING
 - 3 CONCRETE TILT-UP PANEL PAINT BRAND_FRAZEE CL3172 CHARLESTON
 - 4 CONCRETE TILT-UP PANEL PAINT BRAND_FRAZEE CL3173M EXCALIBUR
 - 5 ACCENT TILE COLOR_CODE WHITE NATURE
 - 6 METAL CANOPY PAINT BRAND_(CLEAR_COAT AT METAL CANOPY)
 - 7 MULLIONS COLOR_CLEAR ANODIZED MULLIONS
 - 8 GLAZING COLOR_MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING
 - 9 DOORS PAINT BRAND_MATCH BUILDING COLOR

GLAZING LEGEND

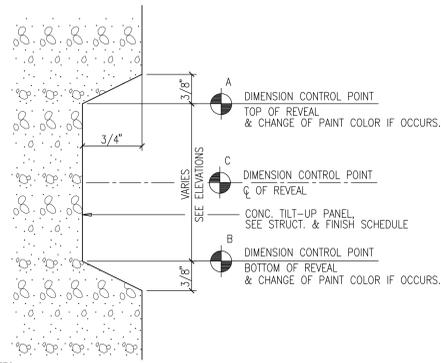
- TEMPERED SPANDREL GLASS
- TEMPERED VISION GLASS

COLOR LEGEND



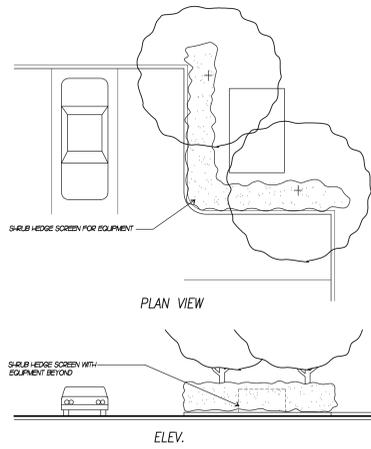


TYPICAL OFFICE SECTION
scale: N.T.S. **A**

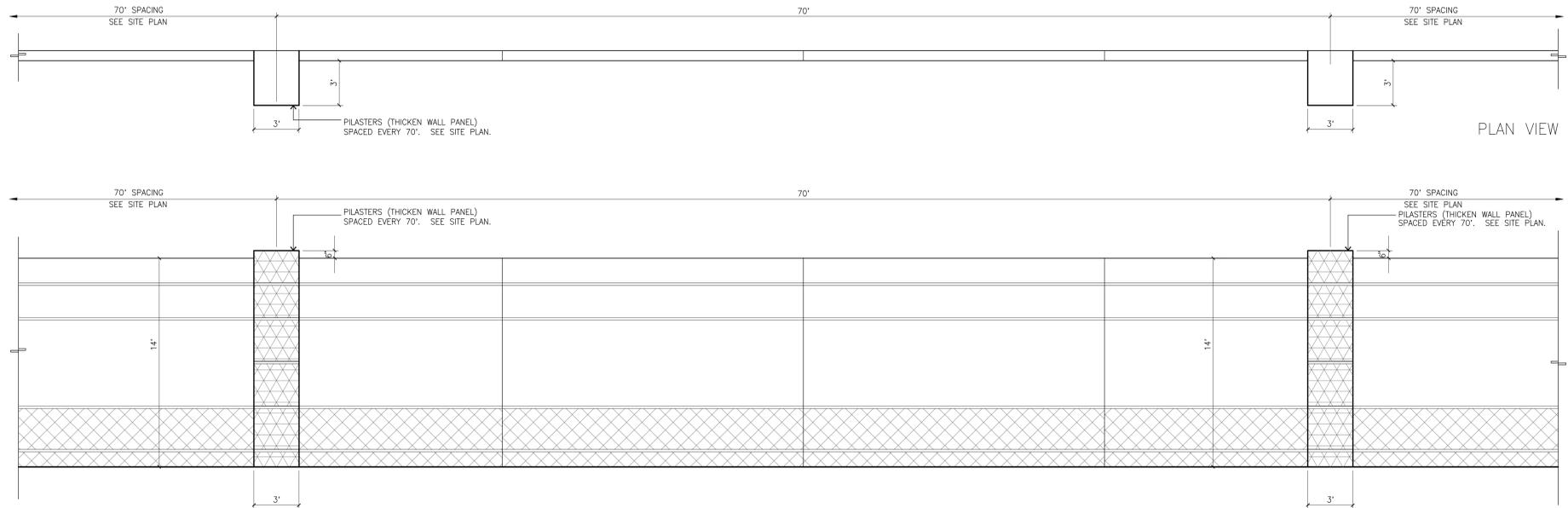


NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

TYPICAL CONCRETE REVEAL
scale: N.T.S. **B**

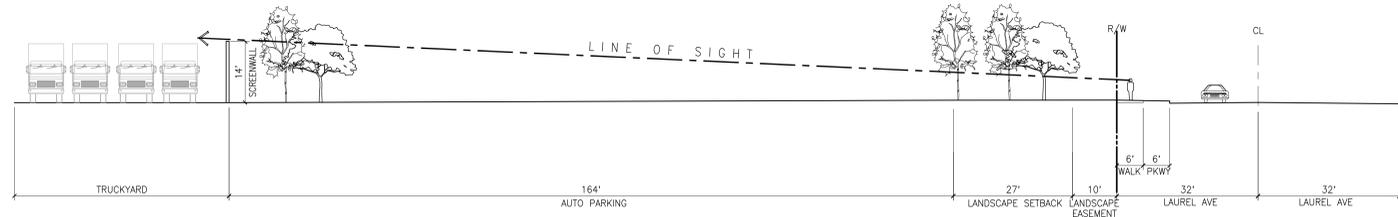


GROUND MOUNTED EQUIPMENT SCREENING, TYP.
scale: N.T.S. **C**

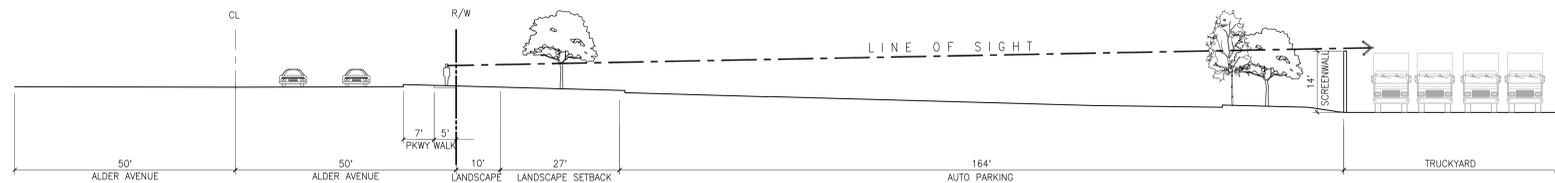


ELEVATION VIEW

TYPICAL SCREEN WALL WITH PILASTER DETAIL
scale: N.T.S. **D**



SECTION ALONG LAUREL AVENUE TO TRUCKYARD
scale: N.T.S. **E**



SECTION ALONG ALDER AVENUE TO TRUCKYARD
scale: N.T.S. **F**



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**I-210
LOGISTICS
CENTER IV**

Rialto, CA 92376

Consultants:

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Structural:
Mechanical:
Plumbing:
Electrical:
Landscape: Hunter Landscape
Fire Protection:
Soils Engineer: So Cal Geotechnical

Title: DETAILS

Project Number: 13376
Drawn by: G.V.
Date: 08/02/16
Revision:

Sheet:

DAB-4.1

This record is currently unavailable.

- 1 2. No substantial changes will occur with respect to the circumstances under which the
- 2 project is undertaken which will require major revisions of the previous EIR due to the
- 3 involvement of new significant environmental effects, or a substantial increase in the
- 4 severity of the previously identified significant effects; or
- 5 3. No new information of substantial importance, which was not known and could not
- 6 have been known with the exercise of reasonable diligence at the time the previous EIR
- 7 was certified; or
- 8 4. The project will have not have any significant effects that are not discussed in the
- 9 previous EIR; and

10 WHEREAS, the City of Rialto, acting as the Lead Agency, required, for the Project, the
11 preparation of an Addendum to the previously certified EIR for the Renaissance Specific Plan and
12 coordinated the preparation of the Initial Study and accompanying technical studies which describe
13 and evaluate the Project because the proposed consolidation of land and warehouse/distribution
14 center facility will not result in any changes with respect to the circumstances or require major
15 revisions to the previously approved EIR of the Renaissance Specific Plan; and

16 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto conducted
17 a duly noticed public hearing, as required by law, on CDP No. 817, TTM No. 19748, Precise Plan
18 of Design No. 2460, and the Addendum to the Renaissance Specific Plan No. EA 16-34 took
19 testimony, at which time it received input from staff, the city attorney, and the applicant; heard
20 public testimony; discussed the proposed requests for the applications herein; and closed the public
21 hearing; and

22 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

23 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto
24 as follows:

25 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
26 forth in the recitals above of this Resolution are true and correct and incorporated herein.

27 SECTION 2. The City of Rialto is the Lead Agency as determined by CEQA. Based on
28 the Addendum Environmental Impact Report prepared for the Project and the accompanying
technical studies it has been determined that:

1. There are no substantial changes to the project or the circumstances under which the project will be carried out that will require major revisions to the previously certified EIR.
2. The project will not result in new significant environmental effects or substantial increases in the severity of previously identified significant effects.
3. There is no new information of substantial importance, which was known or could have been known with the exercise of reasonable diligence at the time the previous EIR was certified.
4. The project will not have any significant effects that are not identified and discussed in the previously certified EIR.

SECTION 3. The Planning Commission hereby recommends that the City Council adopt the Addendum to the previously certified EIR for the Renaissance Specific Plan, attached as Exhibit "N", prepared in accordance with CEQA for the Project.

SECTION 4. The Chairperson of the Planning Commission shall sign the passage and adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 31st day of August, 2016.

JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

1 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
2 Rialto as follows:

3 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
4 forth in the recitals above of this Resolution are true and correct and incorporated herein.

5 SECTION 2. Based on substantial evidence presented to the Planning Commission
6 during the public hearing conducted with regard to TPM No. 19748, including written staff reports,
7 verbal testimony, project plans, other documents, and the conditions of approval stated herein, the
8 Planning Commission hereby determines that TPM No. 19748 satisfies the requirements of
9 Government Code Section 66474 pertaining to the findings which must be made precedent to
10 granting a tentative map. The findings are as follows:
11

- 12 1. That the proposed tentative parcel map is consistent with the General Plan of the
13 City of Rialto and the Employment (EMP) and Business Center (BC) zones of the
14 Renaissance Specific Plan; and
15

16 *This finding is supported by the following fact:*

17
18 The Site has a General Plan designation of Specific Plan, and a zoning designation of EMP
19 and BC within the Renaissance Specific Plan. The Project will consolidate the Site into one
20 18.38 net acre parcel of land to facilitate the development of a 429,106 square foot
21 warehouse/distribution center building. Per Section 3 (Development Criteria), Table 3-5 of
22 the Renaissance Specific Plan the required minimum parcel size within the EMP zone is 22,500
23 square feet or approximately 0.52 acres. The proposed parcel meets the required minimum
24 size, lot width, and lot depth.

- 25 2. That the design and improvements of the proposed tentative parcel map are
26 consistent with the Subdivision Ordinance, the General Plan of the City of Rialto,
27 and the Employment (EMP) and Business Center (BC) zones of the Renaissance
28 Specific Plan; and

This finding is supported by the following facts:

The Project will comply with all technical standards required by Subdivision Map Act, the
General Plan of the City of Rialto, and the EMP and BC zones of the Renaissance Specific
Plan. All street improvements shown on the proposed tentative map have been designed to the
standards established within the Section 3 (Development Criteria) of the Renaissance Specific
Plan.

- 1
2 3. That the site is physically suitable for the type of proposed development; and

3
4 *This finding is supported by the following facts:*

5 The Site is a relatively flat piece of land and development of the land should be easily
6 accommodated. The Applicant will be required to submit a grading plan and geotechnical/soils
7 report to the Public Works Department for review and approval prior to issuance of any
8 building permits.

- 9
10 4. That the site is physically suitable for the proposed density of the development; and

11 *This finding is supported by the following facts:*

12 The Project will consolidate 12 parcels into one 18.38-net-acre parcel of land to facilitate the
13 development of a 429,106-square-foot warehouse/distribution center building. Per Section 3
14 (Development Criteria), Table 3-5 of the Renaissance Specific Plan the maximum allowable
15 Floor Area Ratio (FAR) for the proposed 18.38 net-acre project site within the EMP and BC
16 zones is 0.55. The FAR for the proposed project is 0.54 consistent with the zone requirements.

- 17
18 5. That the design of the land division is not likely to cause substantial environmental
19 damage or substantially injure fish, wildlife, or their habitat; and

20 *This finding is supported by the following fact:*

21
22 The project site is disturbed with evidence of disking, trash piles, and debris present
23 throughout. Additionally, large areas in the southwestern and eastern portions were historically
24 used for truck and vehicle storage, small residential houses are present in the eastern portion,
25 and there are signs of off-road vehicle activity within the northern portion.

26 Disturbed areas within the project site contain sparse ruderal species, and small remnant
27 patches of native vegetation. A Burrowing Owl Survey has been prepared by Rocks Biological
28 Consulting as a technical study associated with the Project's Addendum EIR EA 16-34. Pursuant to the survey's conclusion, the Project incorporates the Renaissance Specific Plan Environmental Impact Report Burrowing Owl Survey mitigation measures. Implementation of these mitigation measures will reduce any potential impacts on biological resources to a less than significant level.

6. That the design of the land division is not likely to cause serious public health problems; and

1
2 *This finding is supported by the following fact:*

3
4 The Project site and its surroundings are completely within the Renaissance Specific Plan. The
5 similar large or larger warehouses, distribution centers, and other light industrial uses surround
6 the site. To the north is the is Target Regional Distribution center facility with approximately
7 1.6 million square feet floor area. The zoning of the Site and the properties to the east is
8 Employment (EMP) and Business Center (BC) within the Renaissance Specific Plan, and the
9 zoning of the surrounding properties are either EMP or BC as well. The proposed development
10 pertaining to the land division is consistent with the EMP and BC zoning designation and all
11 nearby conforming land uses. Measures, such as landscape buffering and the installation of
12 solid screen walls, will be implemented as a part of the Project to prevent any negative impacts
13 to the nearby land uses. As a result, the Project is not likely to cause any public health
14 problems.

- 15
16 7. That the design of the land division or proposed improvements will not conflict with
17 easements, acquired by the public at large, for access through or use of, property within
18 the proposed land division.

19
20 *This finding is supported by the following fact:*

21
22 The project proposes landscape and public right-of-way easements as depicted on the Tentative
23 Tract Map No. 17948. Upon completion and recordation of the Final Map, dedicated
24 easements including street access to the property will remain in perpetuity.

25
26 SECTION 3. Panattoni Development Company, Inc (PDC OC/IE LLC) is hereby granted to
27 consolidate twelve (12) parcels of land (APNs: 0240-221-02, -03, -15, -16, -17, -18, -19, -21, -24, -
28 26, -27, & -28) into one (1) 18.33 net acre parcel of land pursuant to Tentative Parcel Map No. 19748
to facilitate the development of a 429,106 square foot warehouse building and associated project site
improvements located on the northeast corner of Adler Avenue and Laurel Avenue within the
Employment (EMP) zones and Business Center (BC) of the Renaissance Specific Plan.

SECTION 4. the City of Rialto, acting as the Lead Agency, required, for the Project, the
preparation of an Addendum to the previously certified EIR for the Renaissance Specific Plan and
coordinated the preparation of the Initial Study and accompanying technical studies which describe
and evaluate the Project because the proposed consolidation of land and warehouse/distribution
center facility will not result in any changes with respect to the circumstances or require major
revisions to the previously approved EIR of the Renaissance Specific Plan.

1 SECTION 5. TPM No. 19748 is granted to the Panattoni Development Company, Inc
2 (PDC OC/IE LLC) in accordance with the plan and application on file with the Planning Division,
3 subject to the following conditions:
4

- 5 1. The approval to Panattoni Development Company, Inc. (PDC OC/IE LLC) is hereby
6 granted to consolidate twelve (12) parcels of land (APNs: 0240-221-02, -03, -15, -16, -
7 17, -18, -19, -21, -24, -26, -27, & -28) into one (1) 18.33 net acre parcel of land pursuant
8 to Tentative Parcel Map No. 19748 submitted to the Planning Division on August 8, 2016,
9 and as approved by the Planning Commission to facilitate the development of a 429,106
10 square foot warehouse building and associated project site improvements located on the
11 northeast corner of Adler Avenue and Laurel Avenue within the Employment (EMP)
12 zones and Business Center (BC) of the Renaissance Specific Plan. If the Conditions of
13 Approval specified herein are not satisfied or otherwise completed within the required
14 time, the Project shall be subject to revocation.
- 15 2. Any improvements within the public right-of-way require a City of Rialto
16 Encroachment Permit.
- 17 3. Submit street improvement plans prepared by a registered California civil engineer to
18 the Engineering Division for review. The plans shall be approved by the City Engineer
19 prior to issuance of any building permits.
- 20 4. Submit landscaping and irrigation system improvement plans for review and approval
21 by the City Engineer. The irrigation system shall be separately metered from the
22 parkway landscaping to be maintained by the developer, for future use by the City upon
23 acceptance of the median landscaping by the City.
- 24 5. All median and/or parkway landscaping shall be guaranteed for a period of one year
25 from the date of acceptance by the City Engineer. Any landscaping that fails during
26 the one-year landscape maintenance period shall be replaced with similar plant material
27 to the satisfaction of the City Engineer, and shall be subject to a subsequent one-year
28 landscape maintenance period.
6. The developer shall apply for annexation of the underlying property into City of Rialto
Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee
of \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a
condition of acceptance of any new median and/or parkway landscaping, or any new
public street lighting improvements, to be maintained by the City of Rialto.

- 1 7. All new street lights shall be installed on an independently metered, City-owned
2 underground electrical system. The developer shall be responsible for applying with
3 Southern California Edison ("SCE") for all appropriate service points and electrical
4 meters. New meter pedestals shall be installed, and electrical service paid by the
5 developer, until such time as the underlying property is annexed into LLMD 2.
- 6 8. Construct asphalt concrete paving for streets in two separate lifts. The final lift of
7 asphalt concrete pavement shall be postponed until such time that on-site construction
8 activities are complete, as may be determined by the City Engineer. Paving of streets
9 in one lift prior to completion of on-site construction will not be allowed, unless prior
10 authorization has been obtained from the City Engineer. Completion of asphalt
11 concrete paving for streets prior to completion of on-site construction activities, if
12 authorized by the City Engineer, will require additional paving requirements prior to
13 acceptance of the street improvements, including, but not limited to: removal and
14 replacement of damaged asphalt concrete pavement, overlay, slurry seal, or other
15 repairs, as required by the City Engineer.
- 16 9. The public street improvements outlined in these conditions of approval are intended
17 to convey to the developer an accurate scope of required improvements, however, the
18 City Engineer reserves the right to require reasonable additional improvements as may
19 be determined in the course of the review and approval of street improvement plans
20 required by these conditions.
- 21 10. Dedicate a 10 feet wide easement for landscape purposes along the entire frontage.
- 22 11. Construct commercial driveway approaches in accordance with City of Rialto Standard
23 Drawings. The driveway approach shall be constructed so the top of "X" is 5 feet from
24 the property line, or as otherwise approved by the City Engineer.
- 25 12. Construct a 5 feet wide sidewalk located 7 feet behind the curb along the entire frontage
26 in accordance with City of Rialto Standard Drawings.
- 27 13. Construct a curb ramp meeting current California State Accessibility standards along
28 both sides of the commercial driveway approach. The developer shall ensure that an
appropriate path of travel, meeting ADA guidelines, is provided across the driveway,
and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines,
subject to the approval of the City Engineer. If necessary, additional pedestrian and
sidewalk easements shall be provided on-site to construct a path of travel meeting ADA
guidelines.

- 1 14. Construct a new underground electrical system for public street lighting improvements.
2 New marbelite street light poles with LED light fixtures shall be installed at 300 feet
3 spacing, or as approved by the City Engineer, in accordance with City of Rialto
4 Standard Drawings.
- 5 15. The Renaissance Specific Plan identifies Walnut Avenue as having a total half width
6 of 32 feet. Dedicate additional right-of-way along the entire frontage as may be
7 required to provide the ultimate half-width of 32 feet, as required by the City Engineer.
- 8 16. Dedicate a 10 feet wide easement for landscape purposes along the entire frontage.
- 9 17. Construct an 8 inch curb and gutter, located at 20 feet north of centerline along the
10 entire frontage, in accordance with City of Rialto Standard Drawings.
- 11 18. Construct commercial driveway approaches in accordance with City of Rialto Standard
12 Drawings. The driveway approach shall be constructed so the top of "X" is 5 feet from
13 the property line, or as otherwise approved by the City Engineer.
- 14 19. Construct a 6 feet wide sidewalk located 6 feet behind the curb along the entire frontage
15 in accordance with City of Rialto Standard Drawings.
- 16 20. Construct a curb ramp meeting current California State Accessibility standards along
17 both sides of each commercial driveway approach. The developer shall ensure that an
18 appropriate path of travel, meeting ADA guidelines, is provided across the driveways,
19 and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines,
20 subject to the approval of the City Engineer. If necessary, additional pedestrian and
21 sidewalk easements shall be provided on-site to construct a path of travel meeting ADA
22 guidelines.
- 23 21. Construct new pavement with a minimum pavement section of 5 inches asphalt
24 concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of
25 24 inches at 95% relative compaction, or equal, along the entire frontage in accordance
26 with City of Rialto Standard Drawings. The pavement section shall be determined
27 using a Traffic Index ("TI") of 10. The pavement section shall be designed by a
28 California registered Geotechnical Engineer using "R" values from the project site and
submitted to the City Engineer for approval. Pavement shall extend to a new redwood
header installed at 12 feet north of centerline to provide a 12' travel lane in each
direction.

- 1 22. Construct a new underground electrical system for public street lighting improvements.
2 New marbelite street light poles with LED light fixtures shall be installed at 300 feet
3 spacing, or as approved by the City Engineer, in accordance with City of Rialto
4 Standard Drawings.
- 5 23. Dedicate additional right-of-way along the entire frontage as may be required to
6 provide the ultimate half-width of 32 feet, as required by the City Engineer.
- 7 24. Dedicate a 10 feet wide easement for landscape purposes along the entire frontage.
- 8 25. Construct an 8 inch curb and gutter, located at 20 feet north of centerline along the
9 entire frontage, in accordance with City of Rialto Standard Drawings.
- 10 26. Construct commercial driveway approaches in accordance with City of Rialto Standard
11 Drawings. The driveway approach shall be constructed so the top of "X" is 5 feet from
12 the property line, or as otherwise approved by the City Engineer.
- 13 27. Construct a 6 feet wide sidewalk located 6 feet behind the curb along the entire frontage
14 in accordance with City of Rialto Standard Drawings.
- 15 28. Construct a curb ramp meeting current California State Accessibility standards along
16 both sides of each commercial driveway approach. The developer shall ensure that an
17 appropriate path of travel, meeting ADA guidelines, is provided across the driveways,
18 and shall adjust the location of the access ramps, if necessary, to meet ADA guidelines,
19 subject to the approval of the City Engineer. If necessary, additional pedestrian and
20 sidewalk easements shall be provided on-site to construct a path of travel meeting ADA
21 guidelines.
- 22 29. Construct new pavement with a minimum pavement section of 5 inches asphalt
23 concrete pavement over 6 inches crushed aggregate base with a minimum subgrade of
24 24 inches at 95% relative compaction, or equal, along the entire frontage in accordance
25 with City of Rialto Standard Drawings. The pavement section shall be determined
26 using a Traffic Index ("TI") of 10. The pavement section shall be designed by a
27 California registered Geotechnical Engineer using "R" values from the project site and
28 submitted to the City Engineer for approval. Pavement shall extend to a new redwood
header installed at 12 feet north of centerline to provide a 12' travel lane in each
direction.
30. Construct a new underground electrical system for public street lighting improvements.
New marbelite street light poles with LED light fixtures shall be installed at 300 feet

1 spacing, or as approved by the City Engineer, in accordance with City of Rialto
2 Standard Drawings.

- 3
- 4 31. Development of the site is subject to the requirements of the National Pollution
5 Discharge Elimination System (NPDES) Permit for the City of Rialto, issued by the
6 Santa Ana Regional Water Quality Control Board, Board Order No. R8-2010-0036.
7 Pursuant to the NPDES Permit, the developer shall ensure development of the site
8 incorporates post-construction Best Management Practices ("BMPs") in accordance
9 with the Model Water Quality Management Plan ("WQMP") approved for use for the
10 Santa Ana River Watershed. The developer is advised that applicable Site Design
11 BMPs will be required to be incorporated into the final site design, pursuant to a site
12 specific WQMP submitted to the City Engineer for review and approval.
- 13
- 14 32. The minimum pavement section for all on-site pavements shall be 2½ inches asphalt
15 concrete pavement over 4 inches crushed aggregate base with a minimum subgrade of
16 24 inches at 95% relative compaction, or equal. If an alternative pavement section is
17 proposed, the proposed pavement section shall be designed by a California registered
18 Geotechnical Engineer using "R" values from the project site and submitted to the City
19 Engineer for approval.
- 20
- 21 33. An accessible pedestrian path of travel shall be provided throughout the site, as
22 required by applicable state and federal laws.
- 23
- 24 34. The developer shall connect to the City of Rialto sewer system and apply for a sewer
25 connection account with Rialto Water services.
- 26
- 27 35. Prior to issuance of a certificate of occupancy or final City approvals, provide
28 certification from Rialto Water Services to demonstrate that all water and/or
wastewater service accounts have been documented.
36. The developer is advised that domestic water service is provided by Fontana Water
Company. The developer shall be responsible for coordinating with Fontana Water
Company and complying with all requirements for establishing domestic water service
to the property.
37. Submit a Precise Grading Plan prepared by a California registered civil engineer to the
Engineering Division for review and approval. The Precise Grading Plan shall be
approved by the City Engineer prior to issuance of a building permit.

- 1 38. Prior to commencing with any grading, the required erosion and dust control measures
2 shall be in place. In addition, the following shall be included if not already identified:
3
- 4 a. Perimeter screened fencing
 - 5 b. Contractor information signage including contact information along Locust
6 Avenue and Miro Way
- 7 39. Submit a Water Quality Management Plan identifying site specific Best Management
8 Practices ("BMPs") in accordance with the Model Water Quality Management Plan
9 ("WQMP") approved for use for the Santa Ana River Watershed. The site specific
10 WQMP shall be submitted to the City Engineer for review and approval with the
11 Precise Grading Plan. A WQMP Maintenance Agreement shall be required, obligating
12 the property owner(s) to appropriate operation and maintenance obligations of on-site
13 BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance
14 Agreement shall be approved prior to issuance of a building permit, unless otherwise
15 allowed by the City Engineer.
- 16 40. A Notice of Intent (NOI) to comply with the California General Construction
17 Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2,
18 2009) is required via the California Regional Water Quality Control Board online
19 SMARTS system. A copy of the executed letter issuing a Waste Discharge
20 Identification (WDID) number shall be provided to the City Engineer prior to issuance
21 of a grading or building permit. The developer's contractor shall prepare and maintain
22 a Storm Water Pollution Prevention Plan ("SWPPP") as required by the General
23 Construction Permit. All appropriate measures to prevent erosion and water pollution
24 during construction shall be implemented as required by the SWPPP.
- 25 41. A Geotechnical/Soils Report prepared by a California registered Geotechnical
26 Engineer shall be required for and incorporated as an integral part of the grading plan
27 for the proposed development. A copy of the Geotechnical/Soils Report shall be
28 submitted to the Engineering Division with the first submittal of the Precise Grading
Plan.
42. Provide pad elevation certifications for all building pads in conformance with the
approved Precise Grading Plan, to the Engineering Division prior to construction of
any building foundation.
43. Prior to issuance of a certificate of occupancy or final City approvals, demonstrate that
all structural BMP's have been constructed and installed in conformance with approved
plans and specifications, and as identified in the approved WQMP.

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44. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. The volume of increased stormwater runoff to retain on-site shall be determined by comparing the existing "pre-developed" condition and proposed "developed" condition, using the 100-year frequency storm.
45. Direct release of on-site nuisance water or stormwater runoff shall not be permitted to the adjacent public streets. Provisions for the interception of nuisance water from entering adjacent public streets from the project site shall be provided through the use of a minor storm drain system that collects and conveys nuisance water to landscape or parkway areas, and in only a stormwater runoff condition, pass runoff directly to the streets through parkway or under sidewalk drains.
46. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Rialto Standard Drawings. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Fontana Water Company, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.
47. Upon approval of any improvement plan by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat)

1 formats. Variation of the type and format of the digital data to be submitted to the City
2 may be authorized, upon prior approval by the City Engineer.

3
4 48. The original improvement plans prepared for the proposed development and approved
5 by the City Engineer (if required) shall be documented with record drawing "as-built"
6 information and returned to the Engineering Division prior to issuance of a final
7 certificate of occupancy. Any modifications or changes to approved improvement plans
8 shall be submitted to the City Engineer for approval prior to construction.

9
10 49. Nothing shall be constructed or planted in the corner cut-off area of any (intersection
11 or) driveway which does or will exceed 30 inches in height required to maintain an
12 appropriate sight distance, as required by the City Engineer.

13
14 50. All proposed trees within the public right-of-way and within 10 feet of the public
15 sidewalk and/or curb shall have City approved deep root barriers installed, as required
16 by the City Engineer.

17
18 51. A Parcel Map shall be prepared by a California registered Land Surveyor or qualified
19 Civil Engineer and submitted to the Engineering Division for review and approval. A
20 Title Report prepared for subdivision guarantee for the subject property, the traverse
21 closures for the existing parcel and all lots created therefrom, and copies of record
22 documents shall be submitted with the Parcel Map to the Engineering Division as part
23 of the review of the Map. The Parcel Map shall be approved by the City Council prior
24 to issuance of building permits.

25
26 SECTION 6. The Chairperson of the Planning Commission shall sign the passage and
27 adoption of this resolution and thereupon the same shall take effect and be in force.

28
PASSED, APPROVED AND ADOPTED this 31st day of August, 2016.

JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

1 manner consistent with the sustainable policies of the City of Rialto and by securing and maintaining
2 a valid LEED (Leadership in Energy and Environmental Design) certification within the Employment
3 and Business Center zones of the Renaissance Specific Plan; and

4 WHEREAS, the project will have a minimum of 27-foot landscaped setbacks on Alder,
5 Walnut Avenue, and Laurel Avenues; and

6 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto conducted
7 a duly noticed public hearing, as required by law, on CDP No. 817, TTM No. 19748, Precise Plan
8 of Design No. 2460, and the Addendum to the Renaissance Specific Plan No. EA 16-34 took
9 testimony, at which time it received input from staff, the city attorney, and the applicant; heard
10 public testimony; discussed the proposed requests for the applications herein; and closed the public
11 hearing; and

12 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

13 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto
14 as follows:

15 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
16 forth in the recitals above of this Resolution are true and correct and incorporated herein.

17 SECTION 2. Based on substantial evidence presented to the Planning Commission
18 during the public hearing conducted with regard to CDP No. 817, including written staff reports,
19 verbal testimony, site plan, other documents, and the conditions of approval stated herein, the
20 Planning Commission hereby determines that CDP No. 817 satisfies the requirements of Sections
21 18.66.020 of the Rialto Municipal Code pertaining to the findings which must be made precedent
22 to granting a conditional development permit. The findings are as follows:

- 23
- 24 1. The proposed use is deemed essential or desirable to provide a service or facility
25 which will contribute to the convenience or general well-being of the neighborhood
or community; and

26 *This finding is supported by the following fact:*

27 The Project is anticipated to be a benefit to the community. The Project will develop the
28 highest and best use for the Site, in accordance with the Renaissance Specific Plan.

1 Additionally, the Project will provide employment opportunities within the City and reduce
2 blight by implementing a use on a mostly vacant, unimproved land.

- 3 2. The proposed use will not be detrimental or injurious to health, safety, or general
4 welfare of persons residing or working in the vicinity; and

5 *This finding is supported by the following facts:*

6 The Project site and its surroundings are completely within the Renaissance Specific Plan. The
7 similar large or larger warehouses, distribution centers, and other light industrial uses surround
8 the site. To the north is the Target Food Distribution center facility with approximately 1.6
9 million square feet floor area. The zoning of the Site and the properties to the east is
10 Employment (EMP) and Business Center (BC) within the Renaissance Specific Plan, and the
11 zoning of the surrounding properties are either EMP or BC as well. The proposed development
12 pertaining to the land division is consistent with the EMP and BC zoning designation and all
13 nearby conforming land uses. Measures, such as landscape buffering and the installation of
14 solid screen walls, will be implemented as a part of the Project to prevent any negative impacts
15 to the nearby land uses. As a result, the Project is not likely to cause any public health
16 problems.

- 17 3. The site for the proposed use is adequate in size, shape, topography, accessibility,
18 and other physical characteristics to accommodate the proposed use in a manner
19 compatible with existing land uses; and

20 *This finding is supported by the following fact:*

21 The Project includes the consolidation of 12 parcels into on 18.38-acre parcel and several street
22 and public right-of-way improvements pursuant to the approved conditions imposed by
23 **Resolution No. XX** on the project's subdivision request (TPM No. 19748). Surrounding the
24 site are several warehouses, distribution centers, and other light industrial uses that are of the
25 same, or larger than the proposed project. For example, to the north is the is Target Food
26 Distribution center facility with approximately 1.6 million square feet floor area,
27 approximately four times the size of the proposed Project. The Project will have points of
28 access from all its surrounding streets (Alder Avenue, Walnut Avenue, and Laurel Avenue) to
facilitate its distribution activities carried out by 10' x 53' trailer trucks, and to access the
required 194 on-site parking spaces.

4. The site has adequate access to those utilities and other services required for the
proposed use; and

This finding is supported by the following facts:

1 Consistent with the assumptions set forth in the Final EIR of the Renaissance Specific Plan,
2 the industrial/warehouse/distribution facility would be served via water extensions to the
3 project site from existing lines in Alder Avenue and Walnut Avenue, and the proposed water
4 line in Laurel Avenue (see Figure 3-21 of the Specific Plan). Storm water runoff from a
5 majority of the site, including the industrial/warehouse/distribution facility and the associated
6 truck yard, would drain to underground chambers in the on-site truck yard for treatment.
7 Runoff from the eastern vehicle parking area would drain to an easterly set of underground
8 chambers for treatment. All excess flows would tie into an existing 48-inch storm drain along
9 Laurel Avenue.

10 The on-site landscape areas along the rights-of-way would drain into the streets without
11 entering the infiltration facilities. The Specific Plan identifies that the area south of I-210
12 would require new sewer lines; proposed sewer lines are shown in Alder Avenue and Walnut
13 Avenue to be connected to a proposed sewer line in Locust Avenue. This sewer would connect
14 to an existing sewer line in Baseline Road.

15 The project has received will-serve letters from the agencies and providers of water, sewer,
16 natural gas, data, and telephone services.

- 17 5. The proposed use will be arranged, designed, constructed, and maintained so as it
18 will not be injurious to property or improvements in the vicinity or otherwise be
19 inharmonious with the Renaissance Specific Plan, the General Plan and its
20 objectives, or any zoning ordinances; and

21 *This finding is supported by the following fact:*

22 As previously stated, the use is consistent with the Renaissance Specific Plan. The conceptual
23 architectural design for the Project assumes concrete tilt-up panels with architectural
24 treatments, such as panel reveals, to provide visual relief to the building facades. The exterior
25 elevations would be white and silver/grey with blue accents and window glazing. Rooftop
26 screening of mechanical equipment is assumed as a part of the Project. The building has a
27 maximum height of 40 feet. The longest building wall plane (on the north and south elevation)
28 are 1,032 feet long. On the west and east elevation, the building wall planes are both 467 feet
in length.

The project is comprised of the following design features:

- Vertical and horizontal modulation comprised of three-foot building articulations at consistent intervals
- Orderly application of a variety of exterior materials and elements such as accent tiles and metal canopies and louvers for solar control
- Installation of large floor-to-ceiling glazed glass windows and doors on each building corner

- Stamped decorative pavements on the driveway aprons

The overall application of the architectural design elements, materials, and colors effectively breaks up the massing of the concrete tilt-up building, and is compatible with the surrounding architecture.

6. Any potential adverse effects upon the surrounding properties will be minimized to every extent practical and any remaining adverse effects shall be outweighed by the benefits conferred upon the community or neighborhood as a whole.

This finding is supported by the following fact:

The Project's effects will be minimized through the implementation of the Conditions of Approval contained herein, and through the implementation of Conditions of Approval imposed by the Development Review Committee during the Precise Plan of Design Process. The development of a high-quality industrial development will provide additional employment opportunities for residents and visitors to the City. The Project will also serve to develop a piece of land, which has remained historically undeveloped. Additionally, although an initial study indicates that Project could have a significant effect on air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology, noise and traffic, any potential impacts will be mitigated to a level of insignificance through the conditions of approval. Therefore, any potential adverse effects are outweighed by the benefits conferred upon the community and neighborhood as a whole.

SECTION 3. Panattoni Development Company, Inc. (PDC OC/IE LLC) is hereby granted Conditional Development Permit No. 817, to allow a ten (10) percent reduction in the required landscaped area setback on Alder, Walnut, and Laurel Avenues through the implementation of nonresidential development incentive for the proposed 429,106-square-foot warehouse/distribution center building to be constructed and operated in a manner consistent with the sustainable policies of the City of Rialto and by securing and maintaining a valid LEED (Leadership in Energy and Environmental Design) certification within the Employment and Business Center zones of the Renaissance Specific Plan.

SECTION 4. the City of Rialto, acting as the Lead Agency, required, for the Project, the preparation of an Addendum to the previously certified EIR for the Renaissance Specific Plan and coordinated the preparation of the Initial Study and accompanying technical studies which describe

1 and evaluate the Project because the proposed consolidation of land and warehouse/distribution center
2 facility will not result in any changes with respect to the circumstances or require major revisions to
3 the previously approved EIR of the Renaissance Specific Plan.

4 SECTION 5. That CDP No. 817 is granted to Panattoni Development Company, Inc. in
5 accordance with the plans and application on file with the Planning Division, subject to the following
6 conditions:

- 7
- 8 1. The approval is granted allowing a ten percent (10%) reduction in the required
9 landscaped area setback through by achieving LEED certification (or equivalent,
10 measurable, and verifiable rating system).
- 11 2. The applicant shall provide proof of a LEED certification of the project prior to the
12 issuance of a Certificate of Occupancy.
- 13 3. The approval is granted allowing the development of a 429,106-square-foot
14 warehouse/distribution center as shown on the plans submitted to the Planning Division
15 on August 8, 2016, and as approved by the Planning Commission. If the Conditions of
16 Approval specified herein are not satisfied or otherwise completed, the project shall be
17 subject to revocation.
- 18 4. Prior to the issuance of building or grading permits for the proposed development, a
19 Precise Plan of Design shall be approved by the City's Development Review
20 Committee (DRC).
- 21 5. City inspectors shall have access to the site to reasonably inspect the site during normal
22 working hours to assure compliance with these conditions and other codes.
- 23 6. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
24 officers, or employees from any claims, damages, action, or proceeding against the City
25 or its agents, officers, or employees to attack, set aside, void, or annul any approval of
26 the City, its advisory agencies, appeal boards, or legislative body concerning CDP No.
27 817. The City will promptly notify the applicant of any such claim, action, or
28 proceeding against the parties and will cooperate fully in the defense.
7. In accordance with the provisions of Government Code Section 66020(d)(1), the
imposition of fees, dedications, reservations, or exactions for this Project, if any, are
subject to protest by the applicant at the time of approval or conditional approval of the

1 Project or within 90 days after the date of the imposition of the fees, dedications,
2 reservations, or exactions imposed on the Project.

- 3 8. All new walls, including any retaining walls, shall consist of decorative masonry block
4 or decorative concrete. Decorative masonry block means tan slumpstone, tan split-
5 face, or precision block with a stucco, plaster, or cultured stone finish. All decorative
6 masonry walls and pilasters shall include a decorative masonry cap. Decorative
7 concrete means painted concrete with patterns, reveals, and/or trim lines. Pilasters shall
8 be incorporated within all new walls. The pilasters shall be spaced a maximum of fifty
9 (50) feet on-center and shall be placed at all corners and ends of the wall. All pilasters
10 shall protrude a minimum six (6) inches above and to the side of the wall. All walls
11 and pilasters shall be identified on the site plan, and an elevation detail for the walls
12 shall be included in the formal building plan check submittal prior to the issuance of
13 building permits.
- 14 9. Decorative pavement shall be provided at all vehicular access points to the site. The
15 decorative pavement shall extend across the entire width of the driveway and shall have
16 a minimum depth of twenty-five (25) feet as measured from the property line.
17 Decorative pavement means decorative pavers and/or color stamped concrete. The
18 location of the decorative pavement shall be identified on the Precise Grading Plan
19 prior to the issuance of a grading permit, and it shall also be identified on the site plan
20 within the formal building plan check submittal prior to the issuance of building
21 permits. The type of decorative pavement shall be identified on the formal Landscape
22 Plan submittal prior to the issuance of building permits.
- 23 10. The exterior of the trash enclosure shall match the material and base color of the
24 building. Additionally, the trash enclosure shall contain solid steel doors. Corrugated
25 metal and chain-link are not acceptable materials to use within the trash enclosure. An
26 elevation detail for the trash enclosures shall be provided within formal building plan
27 check submittal prior to the issuance of building permits.
- 28 11. One (1) fifteen (15) gallon tree shall be provided every three (3) parking stalls.
12. One (1) twenty-four (24) inch box tree shall be installed every thirty (30) feet within
the on-site landscape setbacks along Alder Avenue, Walnut Avenue, and Laura
Avenue.
13. Undulating berms shall be incorporated within the landscape setback along Laurel
Avenue. The highest part of the berms shall be at least three (3) feet in height.

- 1 14. All landscape plant species shall comply with the approved Plant Palette of the
2 Renaissance Specific Plan.
- 3 15. Parking lot light standards, including the base, shall be a maximum thirty-five (35) feet
4 high, as measured from the finished surface. Lighting shall be shielded and/or directed
5 toward the site so as not to produce direct glare or "stray light" onto adjacent properties.
- 6 16. A point-by-point lighting plan shall be submitted along with construction plans prior
7 to the issuance of building permits.
- 8 17. All land not covered by structures, walkways, parking areas, and driveways, unless
9 otherwise specified, shall be planted with a substantial amount of trees, shrubs, and
10 groundcover. Trees shall be spaced a minimum of thirty (30) feet on-center and shrubs
11 and groundcover shall be spaced an average of three (3) feet on-center or less. All
12 planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic
13 mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed
14 granite are not acceptable materials to use within planter areas. All planter areas on-
15 site shall be permanently irrigated and maintained. The planting and irrigation shall be
16 identified on the formal Landscape Plan submittal prior to the issuance of building
17 permits.
- 18 18. All ground-mounted equipment and utility boxes, including transformers, fire-
19 department connections, backflow devices, etc., shall be surrounded by a minimum of
20 two (2) rows of five (5) gallon shrubs spaced a maximum of twenty-four (24) inches
21 on-center, prior to the issuance of a Certificate of Occupancy.
- 22 19. All downspouts on all elevations of the building shall be routed through the building.
23 The internal downspouts shall be identified within the formal building plan check
24 submittal prior to the issuance of building permits.
- 25 20. All wrought-iron fencing and sliding gates shall be painted black prior to the issuance
26 of a Certificate of Occupancy.
- 27 21. All non-glass doors shall be painted to match or complement the color of the adjacent
28 wall prior to the issuance of a Certificate of Occupancy.
22. The applicant shall obtain all necessary approvals and operating permits from all
Federal, State and local agencies prior to the issuance of a Certificate of Occupancy.

- 1 23. The privileges granted by the Planning Commission pursuant to approval of this
2 Conditional Development Permit are valid for one (1) year from the effective date of
3 approval. If the applicant fails to commence the project within one year of said
4 effective date, this conditional development permit shall be null and void and any
5 privileges granted hereunder shall terminate automatically. If the applicant or his or
6 her successor in interest commence the project within one year of the effective date of
7 approval, the privileges granted hereunder will continue inured to the property as long
8 as the property is used for the purpose for which the conditional development permit
9 was granted, and such use remains compatible with adjacent property uses.
- 10 24. The development shall conform to all applicable State and local laws and ordinances.
- 11 25. The applicant shall obtain approval of any required permits with the Building Division
12 prior to issuance of a Certificate of Occupancy.
- 13 26. The applicant shall comply with City business license requirements and obtain a City
14 business license prior to issuance of a Certificate of Occupancy or final permits.
- 15 27. The applicant shall obtain all necessary approvals and operating permits from all
16 Federal, State, and local agencies prior to issuance of a Certificate of Occupancy.
- 17 28. The privileges granted by the Planning Commission pursuant to approval of this
18 conditional development permit are valid for one (1) year from the effective date of
19 approval. If the applicant fails to commence the project within one year of said
20 effective date, this conditional development permit shall be null and void and any
21 privileges granted hereunder shall terminate automatically. If the applicant, or his or
22 her successor in interest, commences the project within one year of the effective date
23 of approval, the privileges granted hereunder will continue to inure to the property as
24 long as the property is used for the purpose for which the conditional development
25 permit was granted, and such uses remain compatible with adjacent property uses.
- 26 29. The Applicant shall comply with all other applicable conditions of approval under
27 Conditional Development Permit No. 817, Precise Plan of Design No. 2460, and the
28 Addendum to the Renaissance Specific Plan No. EA 16-34.
30. If the applicant fails to comply with any of the conditions of approval placed under
Conditional Development Permit No. 817, Precise Plan of Design No. 2460, and the
Addendum to the Renaissance Specific Plan No. EA 16-34 upon the Project, the
Planning Commission may initiate proceedings to revoke the Conditional Development

1 Permit in accordance with the provisions of sections 18.66.070 through 18.66.090,
2 inclusive, of the Rialto Municipal Code.

3 SECTION 5. The Chairperson of the Planning Commission shall sign the passage and
4 adoption of this resolution and thereupon the same shall take effect and be in force.

5 PASSED, APPROVED AND ADOPTED this 31st day of August, 2016.
6

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8 _____
9 JERRY GUTIERREZ, CHAIR
10 CITY OF RIALTO PLANNING COMMISSION
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Legislation Details (With Text)

File #:	16-600	Version:	2	Name:	
Type:	Agenda Item	Status:		Agenda Ready	
File created:	8/22/2016	In control:		Planning Commission	
On agenda:	8/31/2016	Final action:			
Title:	<p>General Plan Amendment No. 16-01: A request to change the general plan land use designation of approximately 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue from Residential 2 (0.1-2.0 du/acre) with an Animal Overlay to Residential 12 (6.1-12.0 du/acre). A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.</p> <p>Zone Change No. 335: A request to change the zoning designation of 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue from Agricultural (A-1) to Planned Residential Development-Detached (PRD-D). A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.</p> <p>Tentative Tract Map No. 20009: A request to allow the subdivision of approximately 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue into thirty-three (33) single-family lots and three (3) common lots. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.</p> <p>Variance No. 714: A request to reduce the required gross site area from 5.0 acres to 4.57 gross acres related to a request to subdivide approximately 4.57 acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue into thirty-three (33) single-family lots and three (3) common lots. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.</p>				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	<p>Exhibit A - Location Map</p> <p>Exhibit B - Tentative Tract Map No. 20009</p> <p>Exhibit C - Site Plan</p> <p>Exhibit D - Floor Plans</p> <p>Exhibit E - Color Elevations</p> <p>Exhibit F - Landscape & Open Space Plan</p> <p>Exhibit G - Existing General Plan Land Use</p> <p>Exhibit H - Proposed General Plan Land Use</p> <p>Exhibit I - Existing Zoning</p> <p>Exhibit K - Fiscal Impact Analysis</p> <p>Exhibit J - Proposed Zoning</p> <p>Exhibit L - Initial Study</p> <p>Exhibit M - Mitigation Monitoring and Reporting Program</p> <p>Exhibit N - Notice of Determination</p> <p>Exhibit O - Draft Resolution for GPA Nos. 16-01 & 16-02</p>				

- [Exhibit P - Legal Description](#)
- [Exhibit Q - Draft Resolution for ZC No.pdf](#)
- [Exhibit R - Draft Resolution for VAR No.pdf](#)
- [Exhibit S - Draft Resolution for TTM No. 20009](#)

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of August 31, 2016

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Robb Steel, Assistant CA/Development Services Director
REVIEWED BY: Gina M. Gibson, Planning Manager
FROM: Daniel Casey, Associate Planner

General Plan Amendment No. 16-01: A request to change the general plan land use designation of approximately 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue from Residential 2 (0.1-2.0 du/acre) with an Animal Overlay to Residential 12 (6.1-12.0 du/acre). A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.

Zone Change No. 335: A request to change the zoning designation of 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue from Agricultural (A-1) to Planned Residential Development-Detached (PRD-D). A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.

Tentative Tract Map No. 20009: A request to allow the subdivision of approximately 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue into thirty-three (33) single-family lots and three (3) common lots. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.

Variance No. 714: A request to reduce the required gross site area from 5.0 acres to 4.57 gross acres related to a request to subdivide approximately 4.57 acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue into thirty-three (33) single-family lots and three (3) common lots. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-16) has been prepared for consideration in conjunction with the project.

APPLICANT:

R.C. Hobbs Company, Inc., 1110 East Chapman Avenue, Orange, CA 92866.

LOCATION:

The entire project site consists of three (3) parcels of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue (Refer to the attached Location

Map (Exhibit A)).

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Vacant Land / Single-Family Residences	Agricultural (A-1)
North	Single Family Residences	Single-Family Residential (R-1C)
East	Single Family Residences / Milor High School	Single-Family Residential (R-1C) / Agricultural (A-1)
South	Single Family Residences	Agricultural (A-1)
West	Single Family Residences	Agricultural (A-1)

General Plan Designations

Location	General Plan Designation
Site	Residential 2 (0.1 - 2.0 du/acre) with an Animal Overlay
North	Residential 6 (2.1 - 6.0 dwelling units per acre)
East	Residential 6 (2.1 - 6.0 dwelling units per acre)
South	Residential 2 (0.1 - 2.0 du/acre) with an Animal Overlay
West	Residential 2 (0.1 - 2.0 du/acre) with an Animal Overlay

Site Characteristics

The project site is a relatively flat, asymmetrical-shaped piece of land comprised of three (3) parcels. The parcels as a whole are approximately 4.57 gross acres in size with approximate dimensions of 350 feet (east-west) by 600 feet (north-south). The northerly portion of the project site is undeveloped and covered by natural grasses and one (1) tree. The southerly portion of the project site contains two (2) existing single-family residences, one of which contained a commercial dog breeding facility. The applicant proposes to demolish both structures as a part of the project.

The project site is bound on the north by Bloomington Avenue and on the east by Willow Avenue. To the north, across Bloomington Avenue, is a single-family residential subdivision. To the east, across Willow Avenue, is another single-family residential subdivision as well as Milor High School. To the south is a 1,943 square foot single-family residence, and to the west is a 2,541 square foot single-family residence. The zoning of the project site and the properties to the south, west, and a portion to the east is Agricultural (A-1), and the zoning of the properties to the north and another portion to the east is Single-Family Residential (R-1C).

ANALYSIS/DISCUSSION:

Tentative Tract Map No. 20009

R.C. Hobbs Company, Inc. (R.C. Hobbs) proposes to subdivide the project site into thirty-three (33) detached single-family lots, three (3) common lots for open space/recreation areas and a storm-water detention basin (Exhibit B). The proposed density of the project is 7.22 dwelling units per acre.

Lot sizes for the new single-family lots range from 2,816 square feet to 4,844 square feet, with an average lot size of about 3,417 square feet. Lot depths range from 84 feet to 96 feet, with an average lot depth of 91 feet. Lastly, lot widths range from 36 feet to 41 feet, with an average lot width of 37 feet. The subdivision is designed in accordance with the development standards of the Planned Residential Development-Detached (PRD-D) zone, with the exception of the minimum gross site area. The gross site area of the project is 4.57 gross acres, while the PRD-D zone requires a minimum gross site area of 5.0 gross acres. The applicant filed Variance No. 714 to rectify the discrepancy.

Access

An existing portion of Willow Avenue will provide access to the new single-family subdivision, and an existing portion of Bloomington Avenue will provide emergency access only. A new distinctive driveway, featuring a landscaped median, decorative paving, and signage, will be located within the southerly portion of the Willow Avenue street frontage. A new private street, connected directly to the Willow Avenue driveway, will loop around the inside of the project site. Six (6) single-family lots will be located within the center of the loop, and the remaining twenty-seven (27) single-family lots will be located around the perimeter of the loop.

Neighborhood Design

In conjunction with Tentative Tract Map No. 20009, R.C. Hobbs proposes to construct one detached single-family residence on each new single-family lot for a total of thirty-three (33) single-family residences within the new subdivision. According to the applicant's site plan (Exhibit C), the subdivision will be gated and enclosed with a new six-foot high decorative masonry wall to provide exclusivity to the residents.

The project includes three (3) distinct two-story plan types - Plans 1, 2, and 3 and reverse footprints for a total of six (6) footprints. The floor area of these plans will range from approximately 1,646 square feet to approximately 2,127 square feet. Each floor plan (Exhibit D) features between three to four bedrooms, two and one-half to three bathrooms, a loft/tech space, a two-car garage, a kitchen, a living/dining area, and a second floor laundry room.

The project will feature three architectural styles - Spanish, Country Manor, and Country French. Each elevation (Exhibit E) features varied rooflines and styles, concrete tile roofing, cantilevered second stories, and trim elements consistent with each architectural style.

The total lot coverage of the project site is 41,733 square feet or 21.0 percent, which is far less than the maximum of 35.0 percent allowed. The total common open space area is 37,382 square feet, which far exceeds the minimum requirement of 31,885 square feet. As shown in the applicant's landscape/open space plan (Exhibit F), the recreational amenities within the common open space include a community pool, a tot lot, a picnic area, barbeque, and open park areas. The common open space, and all other common areas, will be maintained by the neighborhood Home Owner's Association.

The site design complies of the new neighborhood with all of the setback requirements of the PRD-D zone with the exception of the minimum front yard setback from a private street. Section 18.90.070G (1) of the Rialto Municipal Code requires a front yard setback from a private street of thirty-seven (37) feet from curb face. The project includes front yard setbacks to the curb face of a private street as low as twenty-two (22) feet six (6) inches. However, Section 18.90.070(G)(4) of the RMC allows the

Planning Commission to modify the required setbacks based on evidence that a deviation from the required setback will be in keeping with the intent of the PRD-D zone. According to Section 18.090.020(B) of the RMC, the intent of the PRD-D zone is to provide greater flexibility to developments that employ creative and practical concepts that are not possible through the strict application of R-1 regulations. Essentially, the intent of the PRD-D zone is to encourage small lot subdivisions with common open space amenities in place of large private yards, however the required front yard setback is an impediment towards achieving that concept. In fact, the required thirty-seven foot setback from curb face is no different than that required by the R-1 zone. This brings into question what a developer's incentive is to utilize PRD-D zone, since strict application of the PRD-D standards requires the same amount of front-yard while also requiring additional common open space that is not required in a typical R-1 development. Even with a minimum front yard setback of twenty-two (22) feet six (6) inches from curb face, each residence will still possess a substantial private front yard, and the driveways will still be able to accommodate parking of two (2) vehicles. Therefore, the project would still be in character with the intent of the PRD-D zone.

Additionally, none of the nearby PRD-D developments, including Discovery Rialto, and Park Crest, as well as the recently approved DP Management project near San Bernardino Avenue and Spruce Avenue, adhere to the front yard setback required by Section 18.90.070(G)(1) of the Rialto Municipal Code. Front yard setbacks from the curb face of a private street are as low as 22 feet in Discovery Rialto, 21 feet in Park Crest, and 12 feet in DP Management's project. As proposed, the applicant's project is in character with all of the surrounding PRD-D developments.

Parking

Per Section 18.90.070(I)(1) of the Rialto Municipal Code, each dwelling unit shall provide a private garage with no less than two (2) parking spaces. Additionally, per Section 18.90.070(I)(2) of the Rialto Municipal Code, one (1) guest parking space is required for every five (5) dwelling units. As previously noted, the project includes a two-car garage for each dwelling unit in compliance with the minimum parking requirement. Additionally, the project will provide twenty (20) guest parking spaces, which are thirteen (13) spaces over the minimum required, and a two-car driveway for each dwelling unit.

General Plan Amendment No. 16-01 & Zone Change No. 335

As previously noted, the project site has a General Plan land use designation of Residential 2 (0.1 - 2.0 du/acre) with an Animal Overlay and a zoning designation of Agricultural (A-1). Per Section 18.08.030A of the Rialto Municipal Code, the minimum lot size allowed in the A-1 zone is one (1) acre, while the Residential 2 general plan designation limits development of the project site to a maximum of two (2) dwelling units per acre. Thus, the current general plan land use designation and the current zoning designation cannot accommodate the density of the proposed subdivision.

In order to develop the proposed project, the developer has applied for a Zone Change and a General Plan Amendment. A General Plan land use designation of Residential 12 (6.1 - 12.0 du/ac) and a zoning designation of Planned Residential Development Detached (PRD-D) are the most logical designations to accommodate the project. These designations can allow the desired density while maintaining consistency with the detached single-family character of the surrounding area.

The PRD-D zone and the Residential 12 General Plan land use designation are consistent with the surrounding developments. For instance, there are several existing PRD-D/Residential 12 developments near the project site, including Bloomington Lane, which is approximately 200 feet east of the project site, and Discovery Rialto and Park Crest, which are both approximately one-half mile

southwest of the project site.

Exhibits demonstrating the existing and proposed General Plan land use designations and the zoning designations of the project site are attached to the staff report as Exhibits G-J .

Variance No. 714

As previously mentioned, R.C. Hobbs is requesting a variance to reduce the required gross site area from 5.0 gross acres to 4.57 gross acres. The project gross site area is 0.43 gross acres, or 18,730 square feet, less than that required by the PRD-D zone. The project site is surrounded by Bloomington Avenue on the north, Willow Avenue on the east, and existing single-family homes to the south and west. The developer has attempted to acquire both of the adjacent single-family residences without success. The unwillingness of these property owners to sell has resulted in a project area that cannot meet the required 5.0 acres in size. Nonetheless, the design of the subdivision includes a stubbed access way to the south to allow for potential expansion of the subdivision beyond 5.0 acres.

The purpose of a Variance is to provide flexibility to prevent practical difficulties or unnecessary hardships that occur through the strict enforcement of development standards. However, the following findings from Section 18.64.020 of the RMC must be made prior to Planning Commission approval of the Variance:

1. That there are exceptional circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same vicinity or district.

Strict enforcement of the gross site area requirement will prevent the applicant from subdividing and developing the project. The site is bound on the north and east by public streets, which limits the ability to expand the project site. Each adjacent property to the south and west contain occupied single-family residences. The applicant attempted to acquire both of these adjacent properties without success. Without the ability to incorporate these properties an exceptional circumstance arises where the project site cannot meet the minimum gross site area.

2. That such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant as possessed by other property owners in the same vicinity and district.

Strict enforcement of the gross site area requirement will prevent the applicant from subdividing and developing the project. Variance No. 695 was granted to DP Management, LLC in 2012 reducing the minimum gross site area within a similar PRD-D project from 5.0 gross acres to 4.53 gross acres.

3. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and district in which the property is located.

Granting the variance will not be detrimental to the public welfare or injurious to other property or improvements in that the project site will be used for a single-family residential development in keeping with the character of the area. Additionally, the project site area will be similar in size and dimension to the comparable DP Management, LLC project within the same PRD-D zone.

4. That the granting of such variance will not adversely affect the master plan.

Granting the variance will facilitate the development of a high-quality single-family residential subdivision in keeping with General Plan Land Use Element Goal 2-21, which requires the City to “Ensure high-quality planned developments within Rialto”. Additionally, a precedent has already been set to allow PRD-D projects below the 5.0 gross acre minimum site area, as established by Variance No. 695 for DP Management, LLC.

Planning staff concludes that all of the required findings can be met for the Variance request, as documented above.

Economic Development Committee

The Economic Development Committee (EDC) reviewed the project on September 23, 2015. The EDC supported the project, and instructed the applicant to file all necessary entitlement applications.

Development Review Committee

The Development Review Committee (DRC) reviewed the project on April 6, 2016. The DRC recommended approval of the project subject to the applicant revising the design. The DRC required enhancements to each architectural style and the incorporation of additional landscape planters within private street system. All of the DRC’s revisions have been incorporated into the project plans. Public Works Engineering conditions of approval were also gathered at the meeting and have been incorporated into the Resolution of Approval for the Tentative Map.

Transportation Commission

A traffic study was prepared for the project by Kunzman Associates, Inc., dated February 9, 2016, to assess potential impacts to local streets and intersections. The Transportation Commission reviewed and approved the traffic study on July 6, 2016. A total of 276 daily passenger car trips are anticipated, with 22 AM peak hour trips and 29 PM peak hour trips. The traffic study determined that the project will not result in any reduction to the level of service of any local streets and no significant traffic impact will occur with development of the project.

Fiscal Analysis

The applicant will bear the full capital cost of construction of the project and the required infrastructure improvements. No City funds will be used to construct the project. Prior to completion of the project, the applicant will be required to pay plan check, permit, and development impact fees to the City. The applicant will pay approximately \$1,279,100 for those one-time fees, as shown in the chart below:

Fee	Capital	Operating	Total
Development Impact Fees	\$1,089,000	-	\$1,089,000
Building Plan Check / Permit Fees	-	\$99,000	\$99,000
Planning Fees	-	\$16,100	\$14,700
Engineering Plan Check / Permit Fees	-	\$75,000	\$40,000
One Time Fee Revenues	\$1,089,000	\$190,100	\$1,279,100

Stanley R. Hoffman Associates, Inc. prepared a Fiscal Impact Analysis for the project by dated

August 16, 2016, to assess the potential impacts to the City of Rialto General Fund (Exhibit K). The analysis estimated that the project will place an annual net operating cost of approximately \$288 per residential unit with the Utility Tax in effect and approximately \$722 per residential unit without the Utility Tax on the City. Prior to the issuance of any building permits, the applicant will be required to annex the project into a Community Facilities District to offset the operating cost, at a rate established by the City Council.

General Plan Amendment Limit

According to California Government Code Section 65358, the City shall not amend the General Plan Land Use Element more than four (4) times per calendar year. The City Council adopted one (1) amendment earlier in the year for the Crestwood project. Currently, the Planning Division is processing four (4) more amendments, each scheduled for action during the 2016 calendar year. Adopting five (5) amendments in one (1) calendar year would violate California Government Code Section 65358. However, subsection (b) of 65358 allows amendments to include more than one (1) change. In order to stay within the requirements of 65358, the City paired General Plan Amendment No. 16-01 with General Plan Amendment No. 16-02 within one amendment resolution. General Plan Amendment No. 16-02 relates to Mr. Tony DeAguiar's project scheduled for the Planning Commission agenda for August 31, 2016. Please refer to staff report for Mr. Tony DeAguiar for information related to that project.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element of the Rialto General Plan:

Goal 2-19: Encourage neighborhood preservation, stabilization, and property maintenance.

Goal 2-21: Ensure high-quality planned developments in Rialto.

ENVIRONMENTAL IMPACT:

The Applicant engaged PGN to prepare the Initial Study (Environmental Assessment Review No. 16-16) for the project to assess the potential environmental impacts of the proposed project, in accordance with the requirements of the California Environmental Quality Act (CEQA). The Initial Study is attached to the agenda report (Exhibit L). Based on the findings and recommended mitigation within the Initial Study, staff determined that the project will not have an adverse impact on the environment and a Mitigated Negative Declaration was prepared. The City published a Notice of Intent to adopt the Mitigated Negative Declaration for the project in the *San Bernardino Sun* newspaper, and mailed it to all property owners within 300 feet of the project site. A twenty (20) day public comment period extended from August 5, 2016 to August 24, 2016. The City received no public comments regarding the Initial Study during the required twenty (20) day review period.

Additionally, in accordance with California Assembly Bill 52 and California Senate Bill 18, the City mailed notices to twelve (12) Native American tribes informing them of the project and allowing them to request consultation on the project. The City received one letter from the Gabrieleño Band of Mission Indians-Kizh Nation. In the letter, the Kizh Nation requested the ability to place a certified Native American Monitor on-site during all ground disturbance activities. A Condition of Approval is included within the Draft Resolution of Approval for Tentative Tract Map No. 20009 requiring to the applicant to coordinate with the Kizh Nation to allow access during all ground disturbance activities. The City informed the Kizh Nation of the Condition of Approval, to which their response indicated

satisfaction.

Although the Initial Study indicates that the project could present a significant effect with respect to Cultural Resources and Noise, the implementation of the mitigation measures included within the Mitigation Monitoring and Reporting Program will mitigate any potential impacts to a level of insignificance (Exhibit M).

PUBLIC NOTICE:

The City mailed public hearing notices for the proposed project to all property owners within 300 feet of the project site, and the City published the public hearing notice in the *San Bernardino Sun* newspaper as required by State law.

RECOMMENDATION:

It is recommended that the Planning Commission:

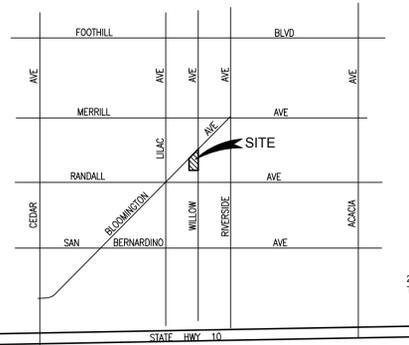
- Forward to the City Council a recommendation to adopt a Mitigated Negative Declaration for the proposed project and authorize staff to file the attached Notice of Determination (Exhibit N) with the Clerk of the Board of San Bernardino County; and
- Adopt a resolution (Exhibit O) forwarding to the City Council a recommendation to approve General Plan Amendment No. 16-01 to change the land use designation of approximately 4.57 gross acres of land, detailed in the legal description attached as Exhibit P, from Residential 2 (0.1-2.0 du/acre) with an Animal Overlay to Residential 12 (6.1-12.0 du/acre) and General Plan Amendment No. 16-02 to change the land use designation of approximately 14.67 gross acres of land, detailed in the legal description attached as Exhibit J in staff report 16-603, from General Commercial with a Specific Plan Overlay to Business Park with a Specific Plan Overlay subject to the findings and conditions therein; and
- Adopt a resolution (Exhibit Q) forwarding to the City Council a recommendation to approve Zone Change No. 335 to change the zoning designation of approximately 4.57 gross acres of land, detailed in the legal description attached as Exhibit P, from Agricultural (A-1) to Planned Residential Development-Detached (PRD-D) subject to the findings and conditions therein; and
- Adopt a resolution (Exhibit R) forwarding to the City Council a recommendation to approve Variance No. 714 to reduce the required gross site area from 5.0 acres to 4.57 gross acres related to a request to subdivide approximately 4.57 acres of land (APNs: 0131-212-06, -19 & -20) into thirty-three (33) single-family lots and three (3) common lots subject to the findings and conditions therein; and
- Adopt a resolution (Exhibit S) forwarding to the City Council a recommendation to approve Tentative Tract Map No. 20009 allowing the subdivision of approximately 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) into thirty-three (33) detached single-family lots and three (3) common lots subject to the findings and conditions therein.



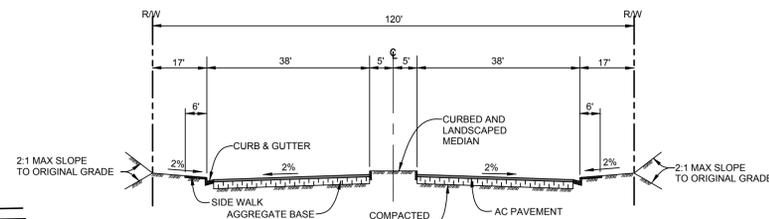
Project Location Map



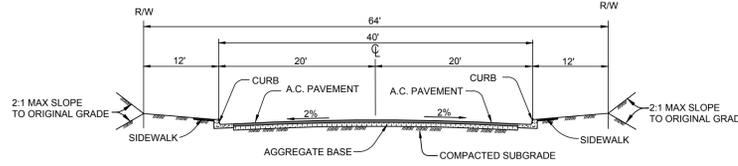
IN THE CITY OF RIALTO TENTATIVE TRACT MAP 2009



VICINITY MAP
NTS



BLOOMINGTON AVENUE
(MAJOR ARTERIAL HIGHWAY, MODIFIED)



WILLOW AVENUE
(COLLECTOR)

LEGEND	
	DECORATIVE CONCRETE PER ARCHITECT PLANS
	INFILTRATION BASIN
	ASPHALT SURFACE
	CONCRETE SURFACE
TW	TOP OF WALL ELEVATION
TF	TOP OF FOOTING ELEVATION
TP	TOP OF PAVEMENT ELEVATION
FL	FLOWLINE ELEVATION
TC	TOP OF CURB ELEVATION
()	EXISTING ELEVATION
PE	PROPOSED PAD ELEVATION
FF	PROPOSED FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
G	EXISTING GAS LINE
SD	EXISTING STORM DRAIN
T	EXISTING TELEPHONE LINE
PP	EXISTING POWER POLE
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING TRAFFIC SIGNAL BOX
	EXISTING TELEPHONE PEDISTAL
	EXISTING SEWER MAN HOLE
	EXISTING STORM DRAIN MAN HOLE
	EXISTING CHAIN LINK FENCE
	EXISTING WROUGHT IRON FENCE
	EXISTING BLOCK WALL
	EXISTING BUILDING
	PROPOSED BLOCK WALL
	EXISTING TRAFFIC SIGNAL

OWNERS:
APN 0131-212-06:
BRIAN AND MELISSA BREDEN
814 SOUTH WILLOW AVENUE
RIALTO, CA 92376
(909)

APN's 0131-212-19 AND 20:
ROBERT AND BARBARA BREDEN
794 SOUTH WILLOW AVENUE
RIALTO, CA 92376
(909)

APPLICANT:
R. C. HOBBS COMPANY
1110 E. CHAPMAN AVENUE, SUITE 201
ORANGE, CA 92666
(714) 633-8100

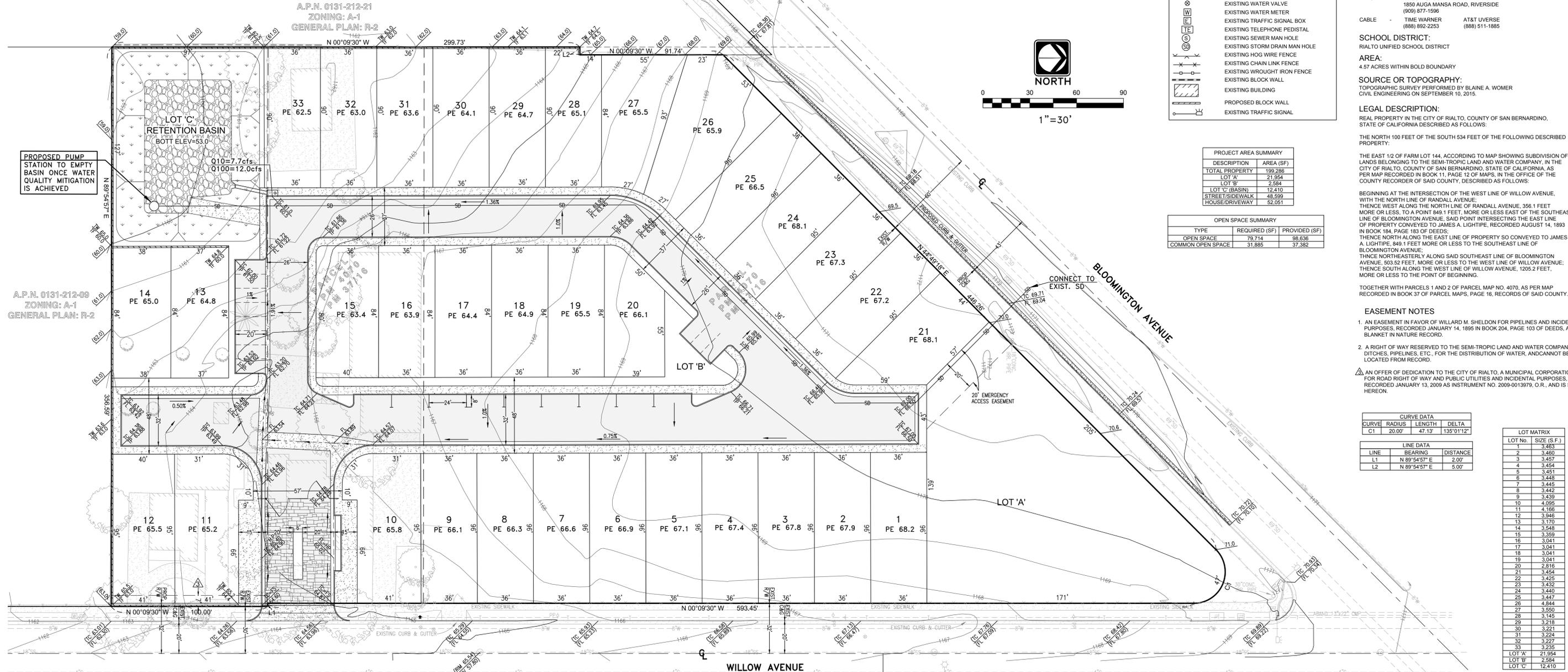
UTILITIES:

ELECTRIC	- SOUTHERN CALIFORNIA EDISON (800) 684-8123
GAS	- SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2200
SEWER	- RIALTO WATER SERVICES
WATER	- 150 S PALM AVE. RIALTO (909) 820-2546
PHONE	- AT&T (800) 288-2020
TRASH	- EDCO DISPOSAL 1850 ALIGA MANSA ROAD, RIVERSIDE (909) 877-1596
CABLE	- TIME WARNER AT&T UVERSE (888) 892-2253 (888) 511-1885

SCHOOL DISTRICT:
RIALTO UNIFIED SCHOOL DISTRICT

AREA:
4.57 ACRES WITHIN BOLD BOUNDARY

SOURCE OR TOPOGRAPHY:
TOPOGRAPHIC SURVEY PERFORMED BY BLAINE A. WOMER
CIVIL ENGINEERING ON SEPTEMBER 10, 2015.



PROJECT AREA SUMMARY	
DESCRIPTION	AREA (SF)
TOTAL PROPERTY	199,288
LOT 'A'	21,954
LOT 'B'	2,584
LOT 'C' (BASIN)	12,410
STREET/SIDEWALK	48,599
HOUSE/DRIVEWAY	52,051

OPEN SPACE SUMMARY		
TYPE	REQUIRED (SF)	PROVIDED (SF)
OPEN SPACE	79,714	98,636
COMMON OPEN SPACE	31,885	37,382

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE EAST 1/2 OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTFE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTFE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 4070, AS PER MAP RECORDED IN BOOK 37 OF PARCEL MAPS, PAGE 16, RECORDS OF SAID COUNTY.

EASEMENT NOTES

- AN EASEMENT IN FAVOR OF WILLARD M. SHELDON FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 14, 1895 IN BOOK 204, PAGE 103 OF DEEDS, AND IS BLANKET IN NATURE RECORD.
- A RIGHT OF WAY RESERVED TO THE SEMI-TROPIC LAND AND WATER COMPANY FOR DITCHES, PIPELINES, ETC., FOR THE DISTRIBUTION OF WATER, AND CANNOT BE LOCATED FROM RECORD.

AN OFFER OF DEDICATION TO THE CITY OF RIALTO, A MUNICIPAL CORPORATION, FOR ROAD RIGHT OF WAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 13, 2009 AS INSTRUMENT NO. 2009-0013979, O.R., AND IS SHOWN HEREON.

CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	47.13'	135°01'12"

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 89°54'57" E	2.00'
L2	N 89°54'57" E	5.00'

LOT MATRIX	
LOT No.	SIZE (S.F.)
1	3,483
2	3,480
3	3,457
4	3,454
5	3,451
6	3,448
7	3,445
8	3,442
9	3,439
10	4,095
11	4,166
12	3,946
13	3,170
14	3,548
15	3,359
16	3,041
17	3,041
18	3,041
19	3,041
20	2,816
21	3,454
22	3,405
23	3,432
24	3,440
25	3,447
26	4,844
27	3,550
28	3,116
29	3,218
30	3,221
31	3,224
32	3,227
33	3,235
LOT 'A'	21,954
LOT 'B'	2,584
LOT 'C'	12,410

A.P.N. 0131-231-002 A.P.N. 0131-225-001 LOT 26 A.P.N. 0131-225-002 LOT 25 TRACT 4403 LOT 24 A.P.N. 0131-225-003 LOT 24 A.P.N. 0131-225-004 LOT 23 ALRU AVENUE A.P.N. 0131-221-057 LOT 22 A.P.N. 0131-221-058 LOT 21 TRACT 4403 LOT 20 A.P.N. 0131-221-059 LOT 20 A.P.N. 0131-221-060 LOT 2

UNDERGROUND SERVICE ALERT

CALL-TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

SEAL-DESIGN ENGINEER

REGISTERED PROFESSIONAL ENGINEER
BLAINE A. WOMER
No. 46354
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
BLAINE A. WOMER, RCE 46354, EXP. 12/31/2016 DATE _____

RECOMMENDED FOR APPROVAL BY LOCKWOOD ENGINEERING:
CARLETON W. LOCKWOOD, JR., RCE 45935 DATE _____

APPROVED BY:
GIANFRANCO LAURIE, ACTING CITY ENGINEER, RCE 80532 DATE _____

B A W

BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

Hemet, CA. 92544, 41555 E Florida Ave., Suite G, Phone (951)658-1727 Fax (951)658-9347
Park City, UT 84098, 5133 Cove Canyon Dr. #302, Phone (801)859-9755, Fax (801)261-2219

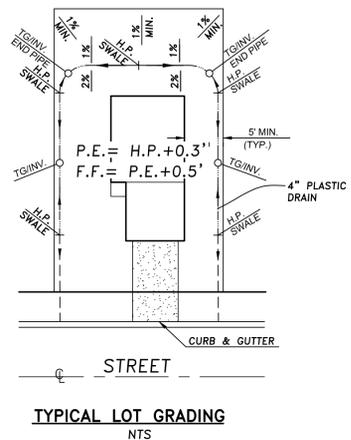
CITY OF RIALTO

TENTATIVE TRACT MAP 2009

1
OF 1 SHEETS

FOR: R.C. HOBBS PPD No. PLAN No.

IN THE CITY OF RIALTO TENTATIVE TRACT MAP 2009 CONCEPTUAL GRADING/SITE PLAN



LEGEND

	DECORATIVE CONCRETE PER ARCHITECT PLANS
	INFILTRATION BASIN
	ASPHALT SURFACE
	CONCRETE SURFACE
TW	TOP OF WALL ELEVATION
TF	TOP OF FOOTING ELEVATION
TP	TOP OF PAVEMENT ELEVATION
FL	FLOWLINE ELEVATION
TC	TOP OF CURB ELEVATION
()	EXISTING ELEVATION
PE	PROPOSED PAD ELEVATION
FF	PROPOSED FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
G	EXISTING GAS LINE
SD	EXISTING STORM DRAIN
T	EXISTING TELEPHONE LINE
PP	EXISTING POWER POLE
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING TRAFFIC SIGNAL BOX
	EXISTING TELEPHONE PEDISTAL
	EXISTING SEWER MAN HOLE
	EXISTING STORM DRAIN MAN HOLE
	EXISTING HOG WIRE FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING WROUGHT IRON FENCE
	EXISTING BLOCK WALL
	EXISTING BUILDING
	PROPOSED BLOCK WALL
	EXISTING TRAFFIC SIGNAL
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT
	PROPOSED GROUP MAILBOXES

OWNERS:
 APN 0131-212-06:
 BRIAN AND MELISSA BREDEN
 814 SOUTH WILLOW AVENUE
 RIALTO, CA 92376
 (909)

APN's 0131-212-19 AND 20:
 ROBERT AND BARBARA BREDEN
 794 SOUTH WILLOW AVENUE
 RIALTO, CA 92376
 (909)

APPLICANT:
 R. C. HOBBS COMPANY
 1110 E. CHAPMAN AVENUE, SUITE 201
 ORANGE, CA 92666
 (714) 633-8100

UTILITIES:

ELECTRIC	-	SOUTHERN CALIFORNIA EDISON	(800) 684-8123
GAS	-	SOUTHERN CALIFORNIA GAS COMPANY	(800) 427-2200
SEWER	-	RIALTO WATER SERVICES	
WATER	-	150 S PALM AVE. RIALTO	(909) 820-2546
PHONE	-	AT&T	(909) 288-2020
TRASH	-	EDCO DISPOSAL	1650 ALIGA MANSOA ROAD, RIVERSIDE
			(909) 877-1596
CABLE	-	TIME WARNER	AT&T UVERSE
			(888) 892-2253 (888) 511-1885

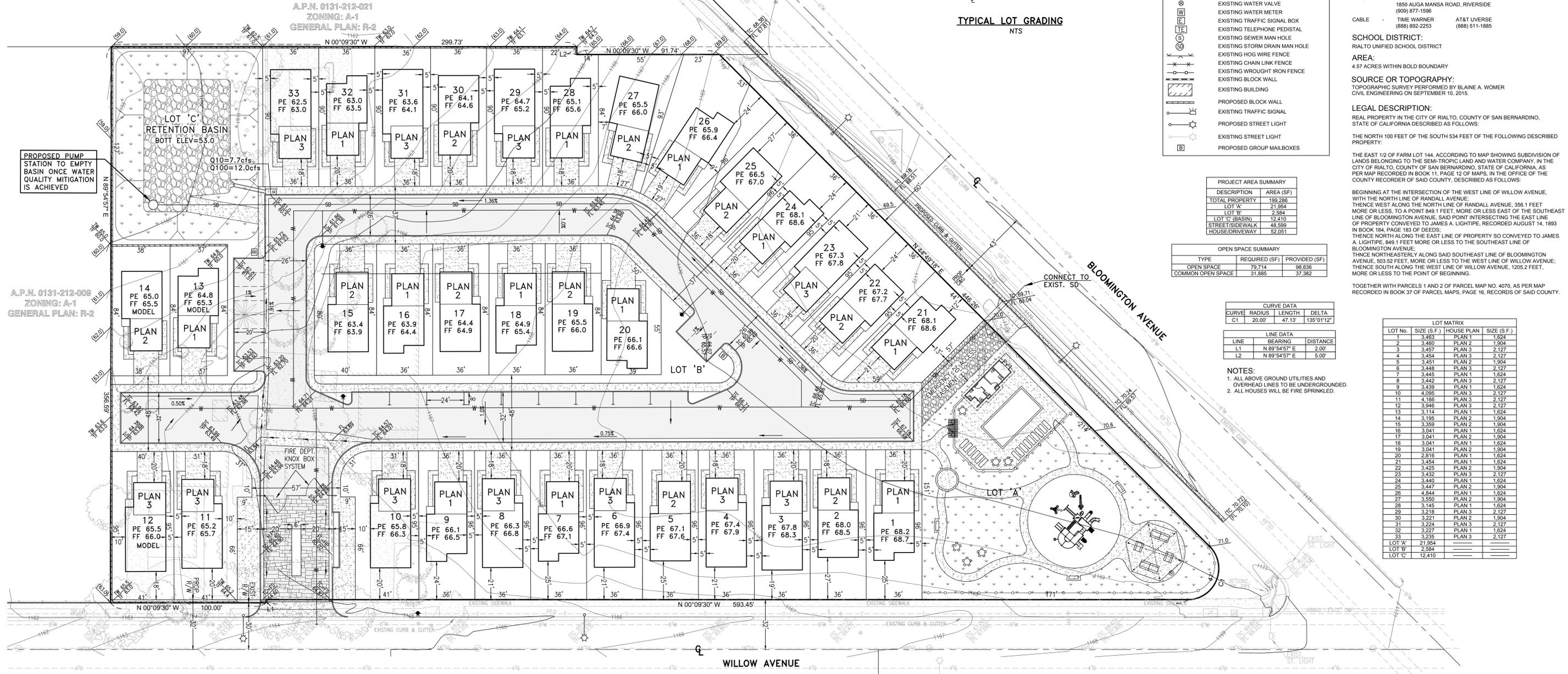
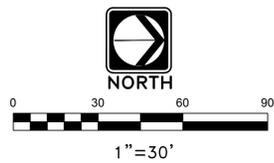
SCHOOL DISTRICT:
 RIALTO UNIFIED SCHOOL DISTRICT

AREA:
 4.57 ACRES WITHIN BOLD BOUNDARY

SOURCE OR TOPOGRAPHY:
 TOPOGRAPHIC SURVEY PERFORMED BY BLAINE A. WOMER
 CIVIL ENGINEERING ON SEPTEMBER 10, 2015.

LEGAL DESCRIPTION:
 REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO,
 STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
 THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED
 PROPERTY:
 THE EAST 1/2 OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF
 LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE
 CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS
 PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE
 COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE,
 WITH THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET
 MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST
 LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE
 OF PROPERTY CONVEYED TO JAMES A. LIGHTFIRE, RECORDED AUGUST 14, 1893
 IN BOOK 184, PAGE 183 OF DEEDS;
 THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES
 A. LIGHTFIRE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF
 BLOOMINGTON AVENUE;
 THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON
 AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
 THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1206.2 FEET,
 MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 4070, AS PER MAP
 RECORDED IN BOOK 37 OF PARCEL MAPS, PAGE 16, RECORDS OF SAID COUNTY.



PROJECT AREA SUMMARY

DESCRIPTION	AREA (SF)
TOTAL PROPERTY	199,286
LOT 'A'	21,954
LOT 'B'	2,584
LOT 'C' (BASIN)	12,410
STREET/SIDEWALK	48,599
HOUSE/DRIVEWAY	52,051

OPEN SPACE SUMMARY

TYPE	REQUIRED (SF)	PROVIDED (SF)
OPEN SPACE	79,714	98,636
COMMON OPEN SPACE	31,885	37,382

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	47.13'	135°01'12"

LINE	BEARING	DISTANCE
L1	N 89°54'57" E	2.00'
L2	N 89°54'57" E	5.00'

NOTES:
 1. ALL ABOVE GROUND UTILITIES AND OVERHEAD LINES TO BE UNDERGROUND.
 2. ALL HOUSES WILL BE FIRE SPRINKLED.

LOT MATRIX

LOT No.	SIZE (S.F.)	HOUSE PLAN	SIZE (S.F.)
1	3,483	PLAN 1	1,624
2	3,460	PLAN 2	1,904
3	3,457	PLAN 3	2,127
4	3,454	PLAN 3	2,127
5	3,451	PLAN 2	1,904
6	3,448	PLAN 3	2,127
7	3,445	PLAN 1	1,624
8	3,442	PLAN 3	2,127
9	3,439	PLAN 1	1,624
10	4,095	PLAN 3	2,127
11	4,166	PLAN 3	2,127
12	3,946	PLAN 3	2,127
13	3,114	PLAN 1	1,624
14	3,195	PLAN 2	1,904
15	3,359	PLAN 2	1,904
16	3,041	PLAN 1	1,624
17	3,041	PLAN 2	1,904
18	3,041	PLAN 1	1,624
19	3,041	PLAN 2	1,904
20	2,816	PLAN 1	1,624
21	3,454	PLAN 1	1,624
22	3,425	PLAN 2	1,904
23	3,432	PLAN 3	2,127
24	3,440	PLAN 1	1,624
25	3,447	PLAN 2	1,904
26	4,844	PLAN 1	1,624
27	3,550	PLAN 2	1,904
28	3,145	PLAN 1	1,624
29	3,218	PLAN 3	2,127
30	3,221	PLAN 2	1,904
31	3,224	PLAN 3	2,127
32	3,227	PLAN 1	1,624
33	3,235	PLAN 3	2,127
LOT 'A'	21,954		
LOT 'B'	2,584		
LOT 'C'	12,410		



UNDERGROUND SERVICE ALERT

CALL-TOLL FREE
 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

MARK	REVISIONS	APPR.	DATE

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

SEAL-DESIGN ENGINEER

REGISTERED PROFESSIONAL ENGINEER
 BLAINE A. WOMER
 No. 46354
 CIVIL
 STATE OF CALIFORNIA

PREPARED UNDER THE SUPERVISION OF:
 BLAINE A. WOMER, RCE 46354, EXP. 12/31/2016

RECOMMENDED FOR APPROVAL BY LOCKWOOD ENGINEERING:
 CARLETON W. LOCKWOOD, JR., RCE 45935

APPROVED BY:
 GIANFRANCO LAURIE, ACTING CITY ENGINEER, RCE 80532

B A W

BLAINE A. WOMER
 CIVIL ENGINEERING

• PLANNING
 • SURVEYING
 • CIVIL ENGINEERING
 • PUBLIC WORKS

Hemet, CA 92544, 41555 E Florida Ave., Suite G, Phone (951) 658-1727 Fax (951) 658-9347
 Park City, UT 84098, 5133 Cove Canyon Dr. #302, Phone (801) 859-9755, Fax (801) 261-2219

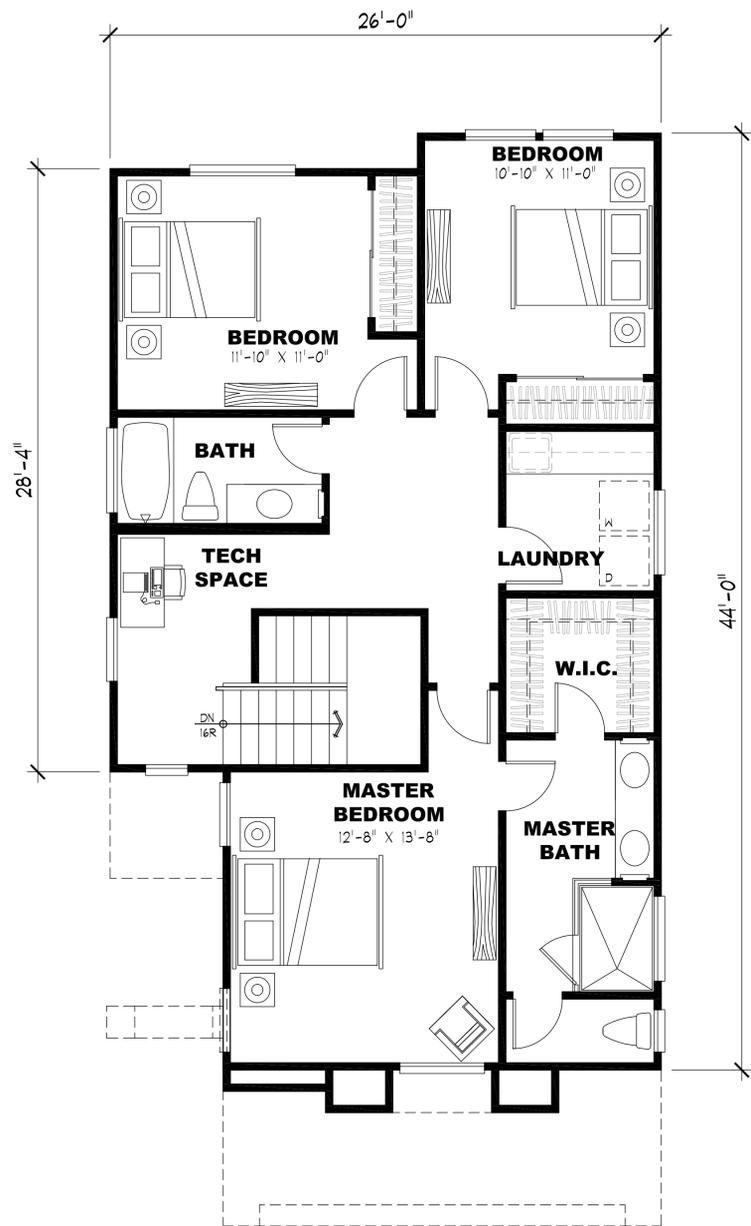
CITY OF RIALTO

TENTATIVE TRACT MAP NO. 2009
 CONCEPTUAL GRADING/SITE PLAN

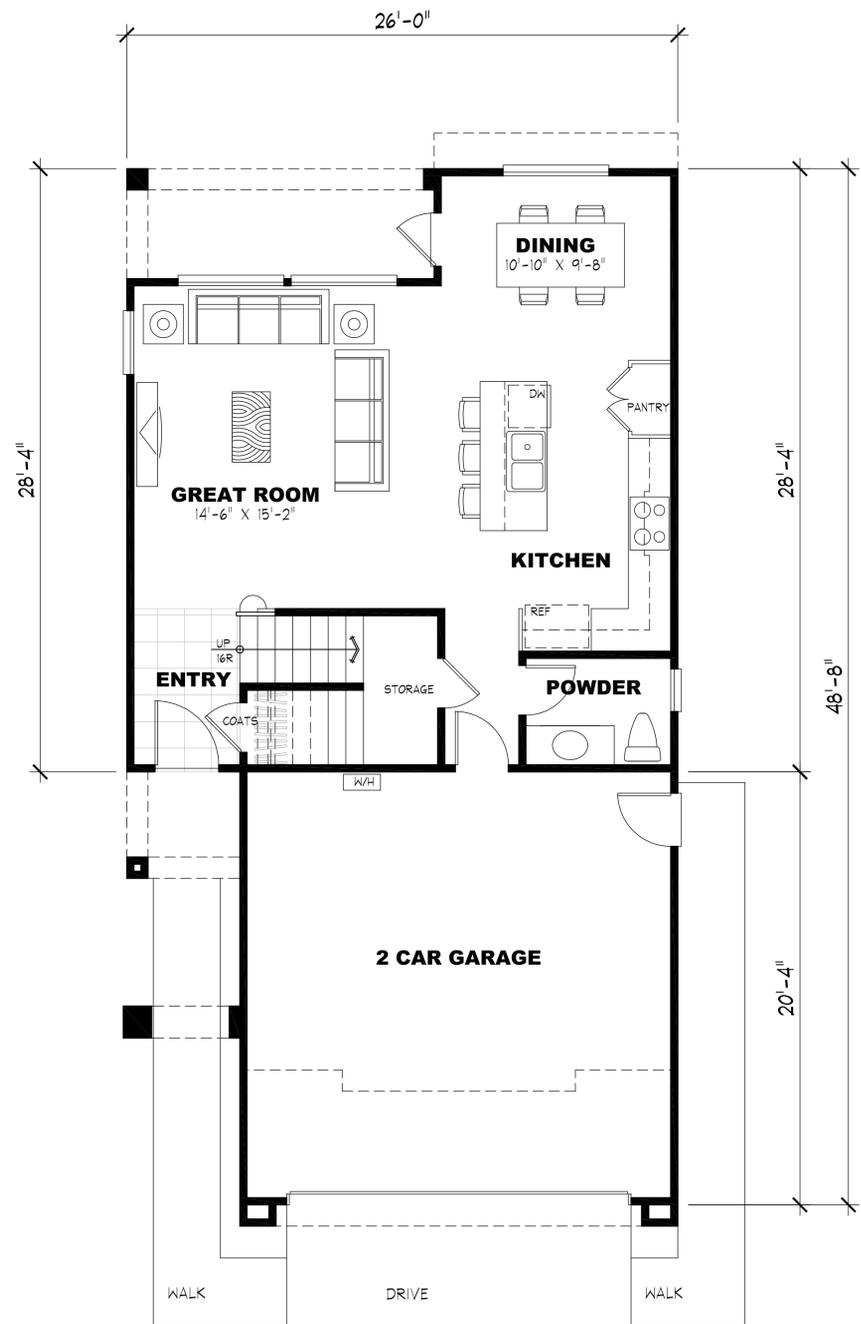
FOR: R.C. HOBBS

PPD No. _____ PLAN No. _____

1
OF 1 SHEETS



SECOND FLOOR - PLAN 1



FIRST FLOOR - PLAN 1

FLOOR PLAN REFLECTS ELEVATION "A"

**PLAN 1
SQUARE FOOTAGE**

FIRST FLOOR	661	SQ. FT.
SECOND FLOOR	985	SQ. FT.
TOTAL	1,646	SQ. FT.

GARAGE	420	SQ. FT.
PORCH	26	SQ. FT.

**PLAN 1
FLOOR PLANS**



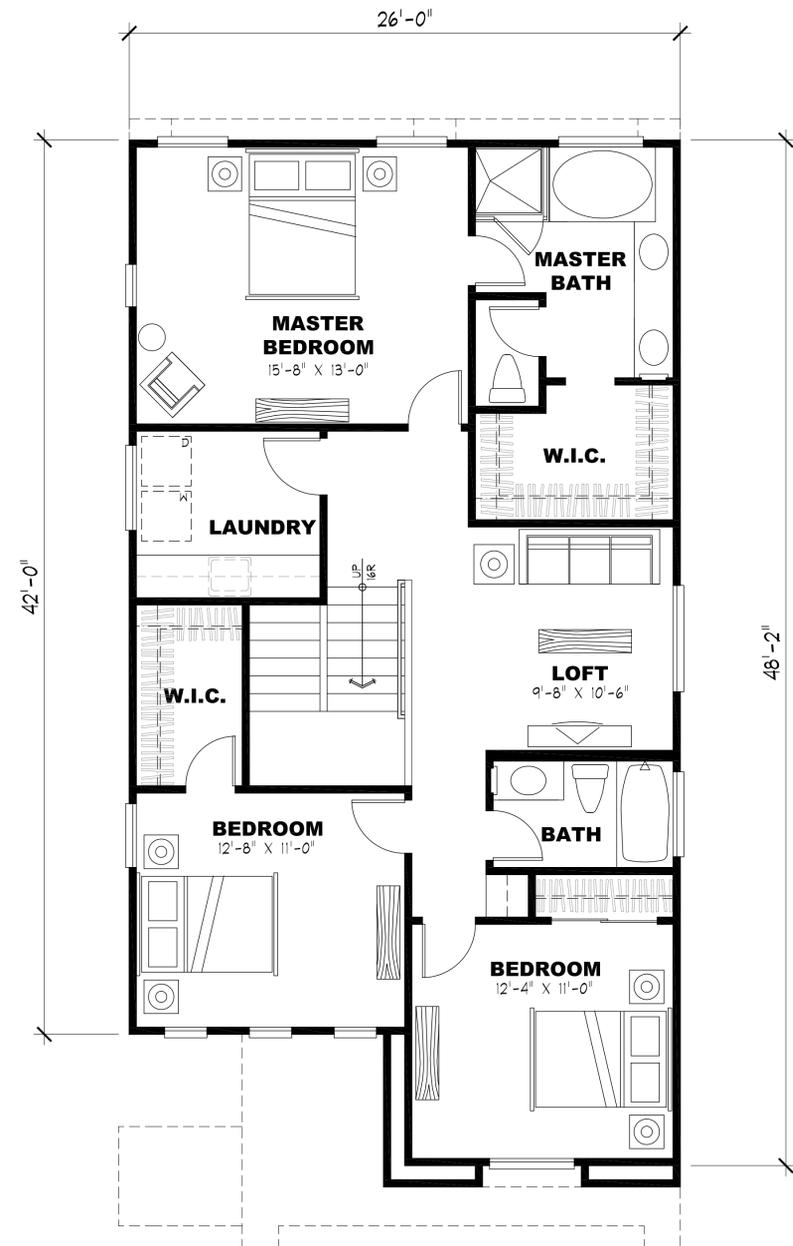
Architecture Inc
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(949) 825-5218

Date: 04/18/16

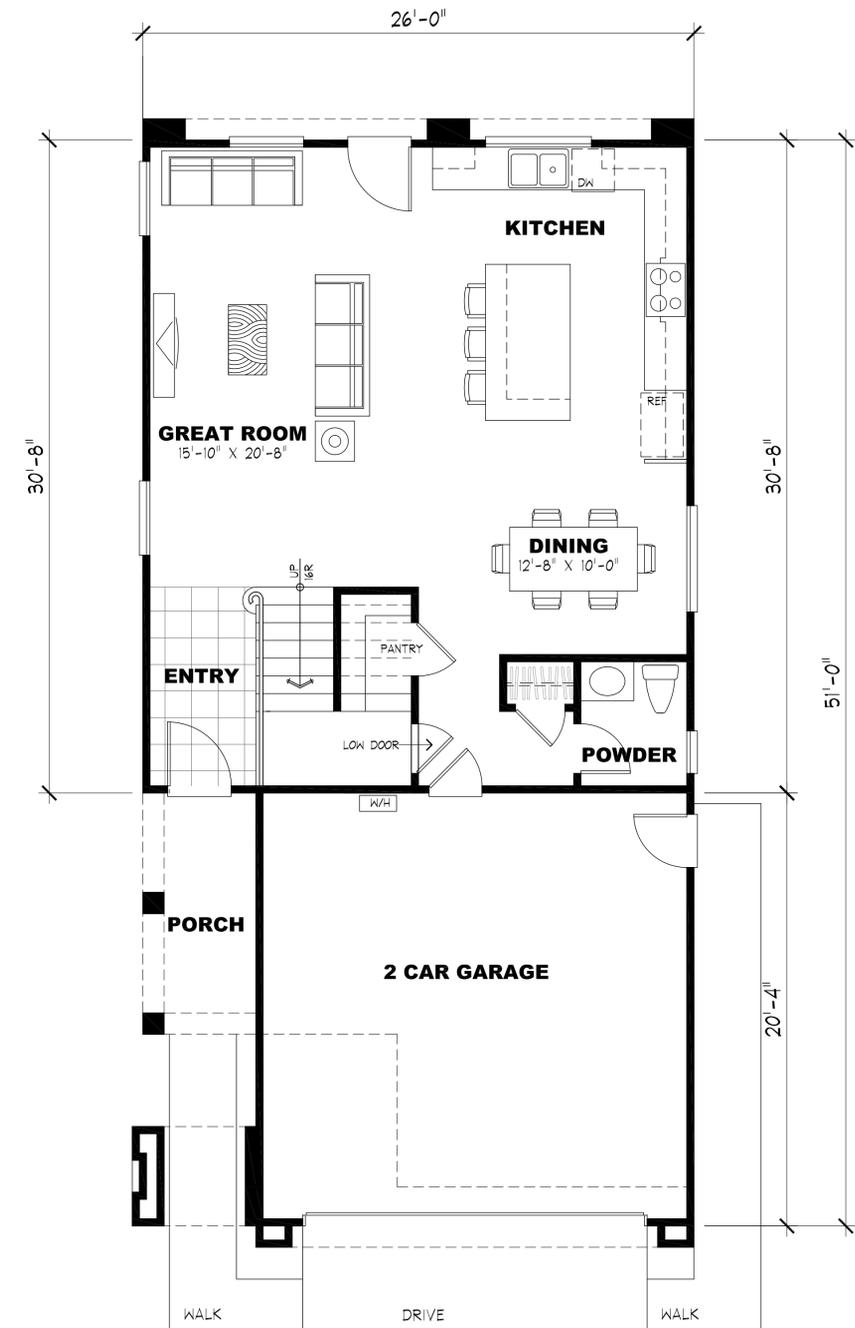
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A1

Of



SECOND FLOOR - PLAN 2



FIRST FLOOR - PLAN 2

FLOOR PLAN REFLECTS ELEVATION "B"

**PLAN 2
SQUARE FOOTAGE**

FIRST FLOOR	797	SQ. FT.
SECOND FLOOR	1,107	SQ. FT.
TOTAL	1,904	SQ. FT.
GARAGE	420	SQ. FT.
PORCH	60	SQ. FT.

**PLAN 2
FLOOR PLANS**



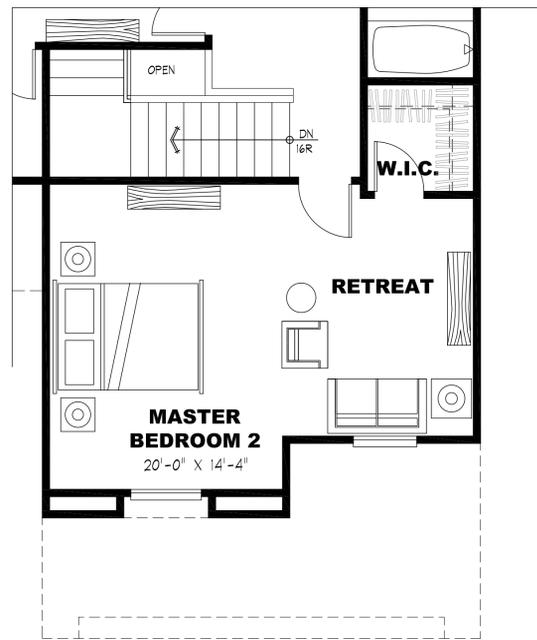
Architecture Inc
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(949) 825-5218

Date: 04/18/16

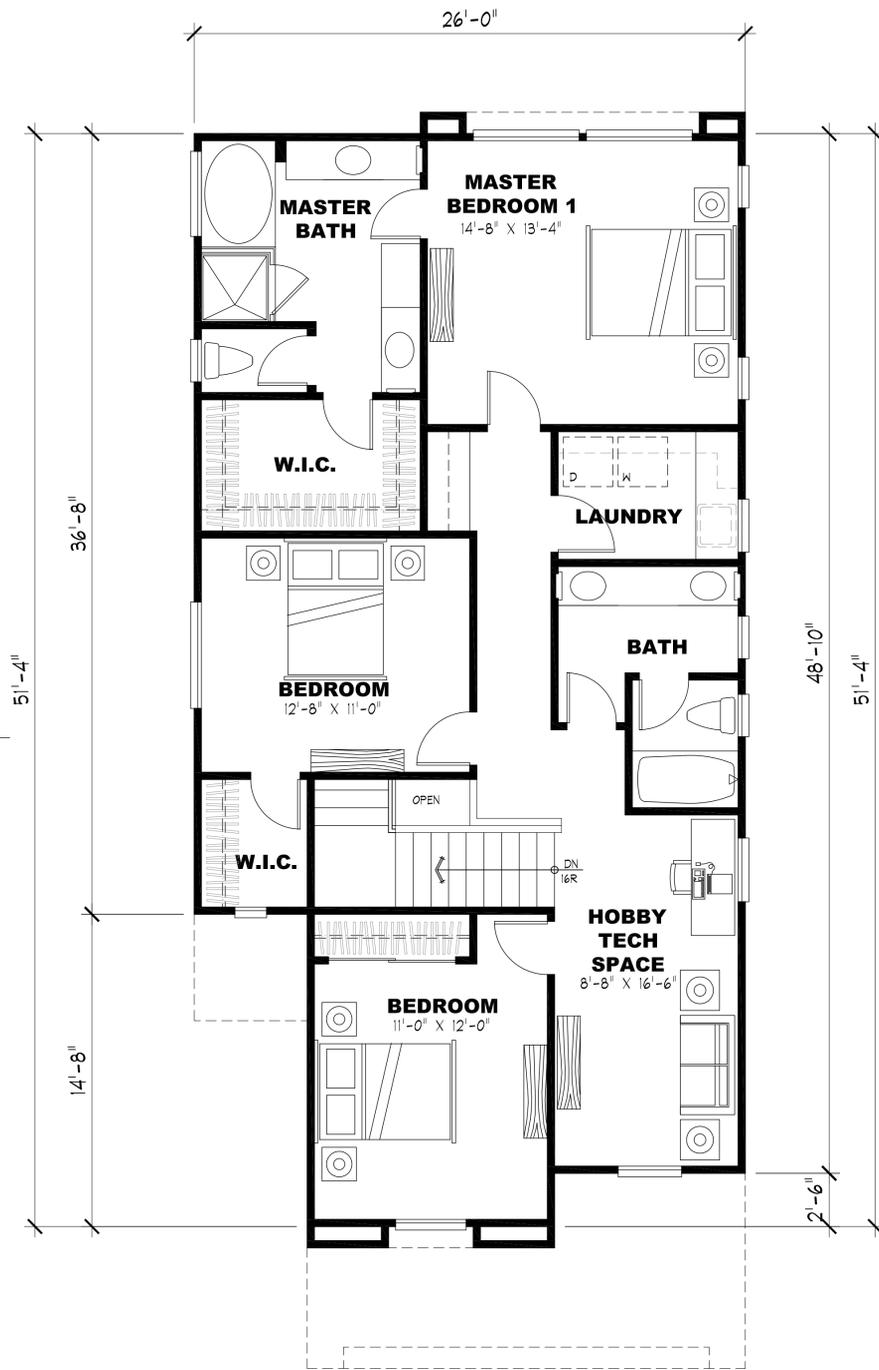
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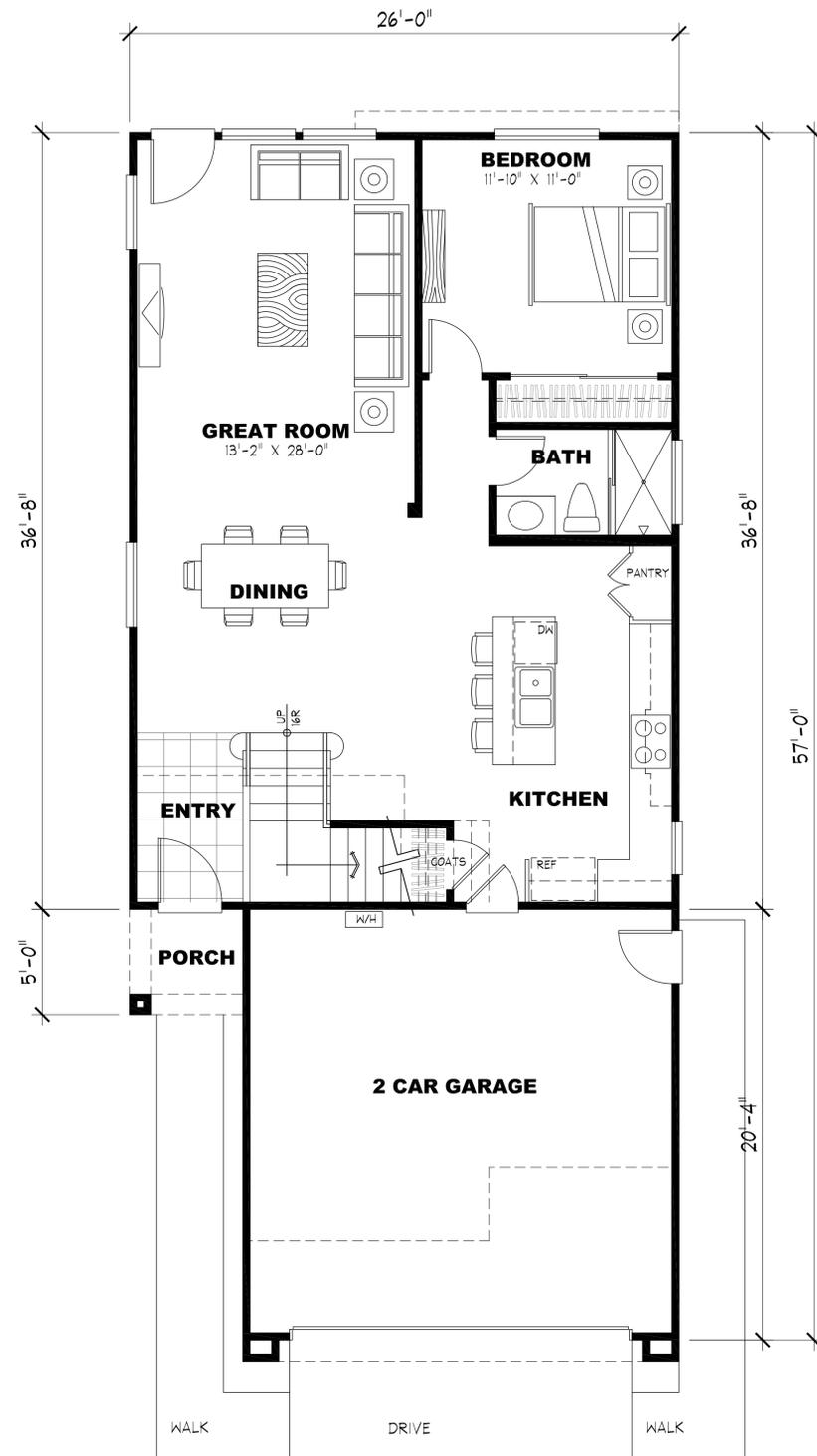
Of



OPTIONAL MASTER BEDROOM 2



SECOND FLOOR - PLAN 3



FIRST FLOOR - PLAN 3

FLOOR PLAN REFLECTS ELEVATION "C"

**PLAN 3
SQUARE FOOTAGE**

FIRST FLOOR	953	SQ. FT.
SECOND FLOOR	1,174	SQ. FT.
TOTAL	2,127	SQ. FT.
<hr/>		
GARAGE	420	SQ. FT.
PORCH	26	SQ. FT.



Architecture Inc

8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(949) 825-5218

Date: 04/18/16

Sheet

A7

Of

R.C. HOBBS

RIALTO 33 - SERRANO PLACE

LAURA SCHLANGE • COLOR CONSULTANT
(949) 293-3716

PRELIMINARY EXTERIOR COLOR SCHEDULE

PAGE 1 OF 3

PAINT: SHERWIN WILLIAMS PAINT STUCCO: OMEGA STUCCO CONCRETE ROOF: EAGLE		STONE: EL DORADO STONE MORTAR: ORCO BLENDED PRODUCTS = OBP		1 ISSUED FOR SUBMITTAL FEBRUARY 19, 2016 2 REVISED 3/18/16 - CORRECTED ROOF TILE NAME ON SCHEME 3 & ADDED STUCCO CALL OUTS ON ALL SCHEMES 3 REVISED 6/22/16 - ADDED STONE TO ALL SCHEMES
ARCHITECTURAL STYLE	USED ON "A"- SPANISH, "B"- COUNTRY MANOR OR "C"- COUNTRY FRENCH ELEVATIONS			
SCHEME #	1 COLORS	1	2 COLORS	2
FASCIA TRIM & WOOD POT SHELF		SW 2807 ROOKWOOD MEDIUM BROWN		SW 6069 FRENCH ROAST
GARAGE DOORS		SW 2807 ROOKWOOD MEDIUM BROWN		SW 6069 FRENCH ROAST
STUCCO		421		3/4 435
STUCCO PAINT MATCH		SW 7724 CANOE		SW 7716 CROISSANT
STUCCO TRIM		SW 7509 TIKI HUT		SW 2835 CRAFTSMAN BROWN
FRONT DOOR		SW 7705 WHEAT PENNY		SW 2843 ROYCROFT BRASS
SHUTTERS		SW 7705 WHEAT PENNY		SW 2843 ROYCROFT BRASS
WROUGHT IRON		SW 7027 WELL-BRED BROWN		SW 6069 FRENCH ROAST
STONE, MORTAR & APPLICATION (B & C ELEVS ONLY)		VENETO FIELDLEDGE OBP DRIFTWOOD (MORTAR FLUSH TO FACE OF STONE)		UMBRIA FIELDLEDGE OBP CARAMEL (MORTAR FLUSH TO FACE OF STONE)
ROOF "A" ELEVS ONLY CAPISTRANO "S" TILE		3773		SCC 8830
ROOF "B" & "C" ELEVS ONLY BEL AIR FLAT "SLATE"		4881		SCB 8825

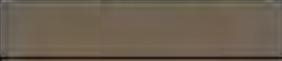
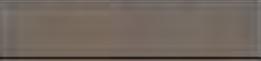
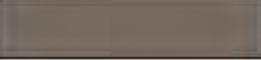
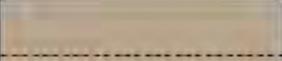
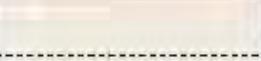
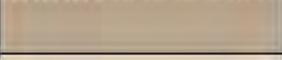
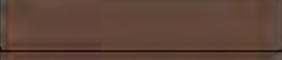
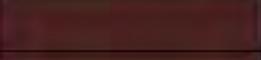
R.C. HOBBS

RIALTO 33 - SERRANO PLACE

PRELIMINARY EXTERIOR COLOR SCHEDULE

LAURA SCHLANGE • COLOR CONSULTANT
(949) 293-3716

PAGE 2 OF 3

PAINT: FRAZEE PAINT		STONE: EL DORADO STONE		1	ISSUED FOR SUBMITTAL FEBRUARY 19, 2016
STUCCO: OMEGA STUCCO		MORTAR: ORCO BLENDED PRODUCTS - OBP		2	REVISED 3/2/16 - CORRECTED ROOF TILE NAME ON SCHEME 3
CONCRETE ROOF: EAGLE				3	REVISED 6/22/16 - ADDED STONE TO ALL SCHEMES
ELEVATIONS		USED ON "A"- SPANISH, "B"- COUNTRY MANOR OR "C"- COUNTRY FRENCH ELEVATIONS			
SCHEME #	3 COLORS	3	4 COLORS	4	
FASCIA TRIM & WOOD POT SHELF		SW 7040 SMOKEHOUSE		SW 6075 GARRETT GRAY	
GARAGE DOORS		SW 7040 SMOKEHOUSE		SW 6075 GARRETT GRAY	
STUCCO		A 773		1/4 12	
STUCCO PAINT MATCH		SW 7534 OUTERBANKS		SW 7008 ALABASTER	
STUCCO TRIM		SW 7526 MAISON BLANCHE		SW 7031 MEGA GREIGE	
FRONT DOOR		SW 2856 FAIRFAX BROWN		SW 2801 ROOKWOOD DARK RED	
SHUTTERS		SW 2856 FAIRFAX BROWN		SW 2801 ROOKWOOD DARK RED	
WROUGHT IRON		SW 7055 ENDURING BRONZE		SW 7020 BLACK FOX	
STONE, MORTAR & APPLICATION (B & C ELEVS ONLY)		PADOVA FIELDLEDGE OBP LIGHT KHAKI (MORTAR FLUSH TO FACE OF STONE)		POLERMO COUNTRY RUBBLE OBP TAN (MORTAR FLUSH TO FACE OF STONE)	
ROOF "A" ELEVS ONLY CAPISTRANO "S" TILE		SMC 8402		3723	
ROOF "B" & "C" ELEVS ONLY BEL AIR FLAT "SLATE"		4882		SCB 8826	

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R.C. HOBBS

RIALTO 33 - SERRANO PLACE

PRELIMINARY EXTERIOR COLOR SCHEDULE

PAGE 3 OF 3

PAINT: FRAZEE PAINT		STONE: EL DORADO STONE		1	ISSUED FOR SUBMITTAL FEBRUARY 19, 2016
STUCCO: OMEGA STUCCO		MORTAR: ORCO BLENDED PRODUCTS = OBP		2	REVISED 3/2/16 - CORRECTED ROOF TILE NAME ON SCHEME 3
CONCRETE ROOF: EAGLE				3	REVISED 6/22/16 - ADDED STONE TO ALL SCHEMES
ELEVATIONS		USED ON "B"- COUNTRY MANOR OR "C"- COUNTRY FRENCH ELEVATIONS ONLY			
SCHEME #	5 COLORS	5	6 COLORS	6	
FASCIA TRIM & WOOD POT SHELF		SW 7006 EXTRA WHITE		SW 7551 GREEK VILLA	
GARAGE DOORS		SW 7048 URBANE BRONZE		SW 7510 CHATEAU BROWN	
STUCCO		1/2 A 775		1 1/8 A 698	
STUCCO PAINT MATCH		SW 7017 DORIAN GRAY		SW 7502 DRYDOCK	
STUCCO TRIM		SW 7006 EXTRA WHITE		SW 7551 GREEK VILLA	
FRONT DOOR		SW 7594 CARRIAGE DOOR		SW 7674 PEPPERCORN	
SHUTTERS		SW 7048 URBANE BRONZE		SW 7674 PEPPERCORN	
STONE, MORTAR & APPLICATION (B & C ELEVATIONS ONLY)		MESETA FIELDLEDGE OBP GRANITE (MORTAR FLUSH TO FACE OF STONE)		CAPRI COUNTRY RUBBLE OBP CHATEAU (MORTAR FLUSH TO FACE OF STONE)	
ROOF "B" & "C" ELEVATIONS ONLY BEL AIR FLAT "SLATE"		4602		4883	



FRONT ELEVATION A - PLAN 1 - SPANISH SCALE: 1/8"=1'-0"

SCHEME 1



FRONT ELEVATION B - PLAN 1 - COUNTRY MANOR SCALE: 1/8"=1'-0"

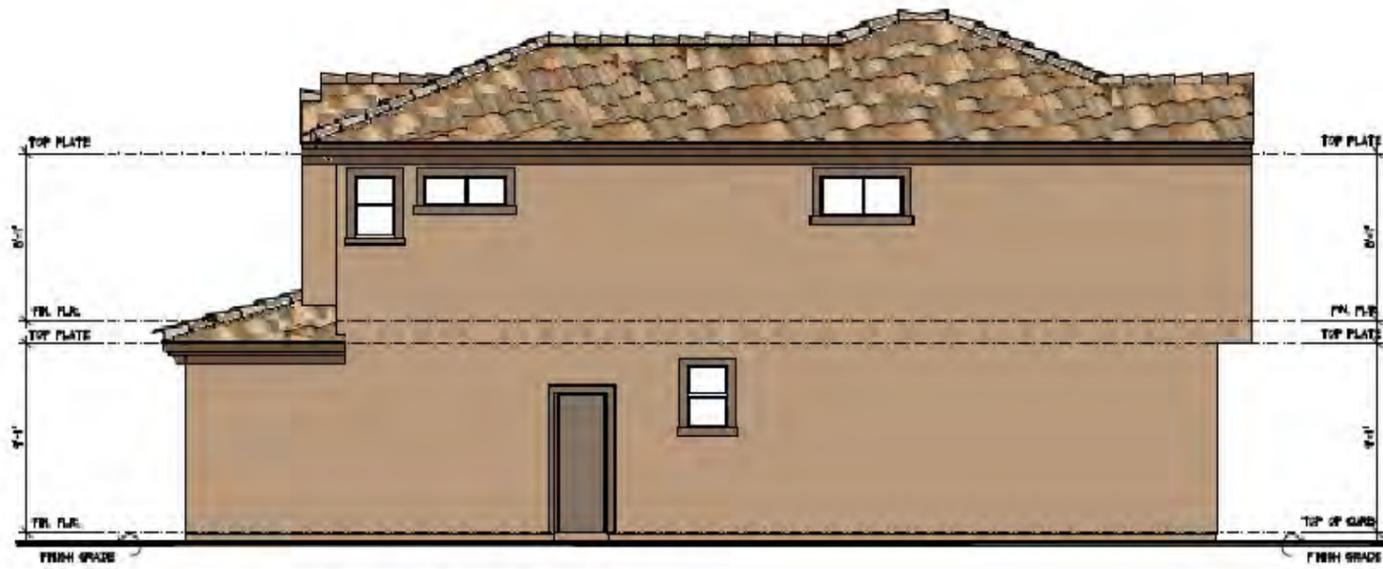
SCHEME 4



FRONT ELEVATION C - PLAN 1 - COUNTRY FRENCH SCALE: 1/8"=1'-0"

SCHEME 6

**R.C. HOBBS
RIALTO
SMALL SINGLE FAMILY HOMES**



RIGHT ELEVATION - PLAN 1A - SPANISH.

SCALE 1/8"=1'-0"



REAR ELEVATION - PLAN 1A - SPANISH.

SCALE 1/8"=1'-0"



LEFT ELEVATION - PLAN 1A - SPANISH.

SCALE 1/8"=1'-0"



FRONT ELEVATION - PLAN 1A - SPANISH.

SCALE 1/8"=1'-0"

SCHEME 1

**R.C. HOBBS
RIALTO
SMALL SINGLE FAMILY HOMES**



FRONT ELEVATION A - PLAN 2 - SPANISH
SCHEME 2



FRONT ELEVATION B - PLAN 2 - COUNTRY MANOR
SCHEME 3



FRONT ELEVATION C - PLAN 2 - COUNTRY FRENCH
SCHEME 5

**R.C. HOBBS
RIALTO
SMALL SINGLE FAMILY HOMES**



RIGHT ELEVATION - PLAN 2B - COUNTRY MANOR

SCALE 1/4"=1'-0"



REAR ELEVATION - PLAN 2B - COUNTRY MANOR

SCALE 1/4"=1'-0"



LEFT ELEVATION - PLAN 2B - COUNTRY MANOR

SCALE 1/4"=1'-0"



FRONT ELEVATION - PLAN 2B - COUNTRY MANOR

SCHEME 5

**R.C. HOBBS
RIALTO
SMALL SINGLE FAMILY HOMES**



FRONT ELEVATION A - PLAN 3 - SPANISH SCALE: 1/8"=1'-0"

SCHEME 4



FRONT ELEVATION B - PLAN 3 - COUNTRY MANOR SCALE: 1/8"=1'-0"

SCHEME 2



FRONT ELEVATION C - PLAN 3 - COUNTRY FRENCH

SCHEME 3

**R.C. HOBBS
RIALTO
SMALL SINGLE FAMILY HOMES**



RIGHT ELEVATION - PLAN 3C - COUNTRY FRENCH

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



REAR ELEVATION - PLAN 3C - COUNTRY FRENCH



LEFT ELEVATION - PLAN 3C - COUNTRY FRENCH

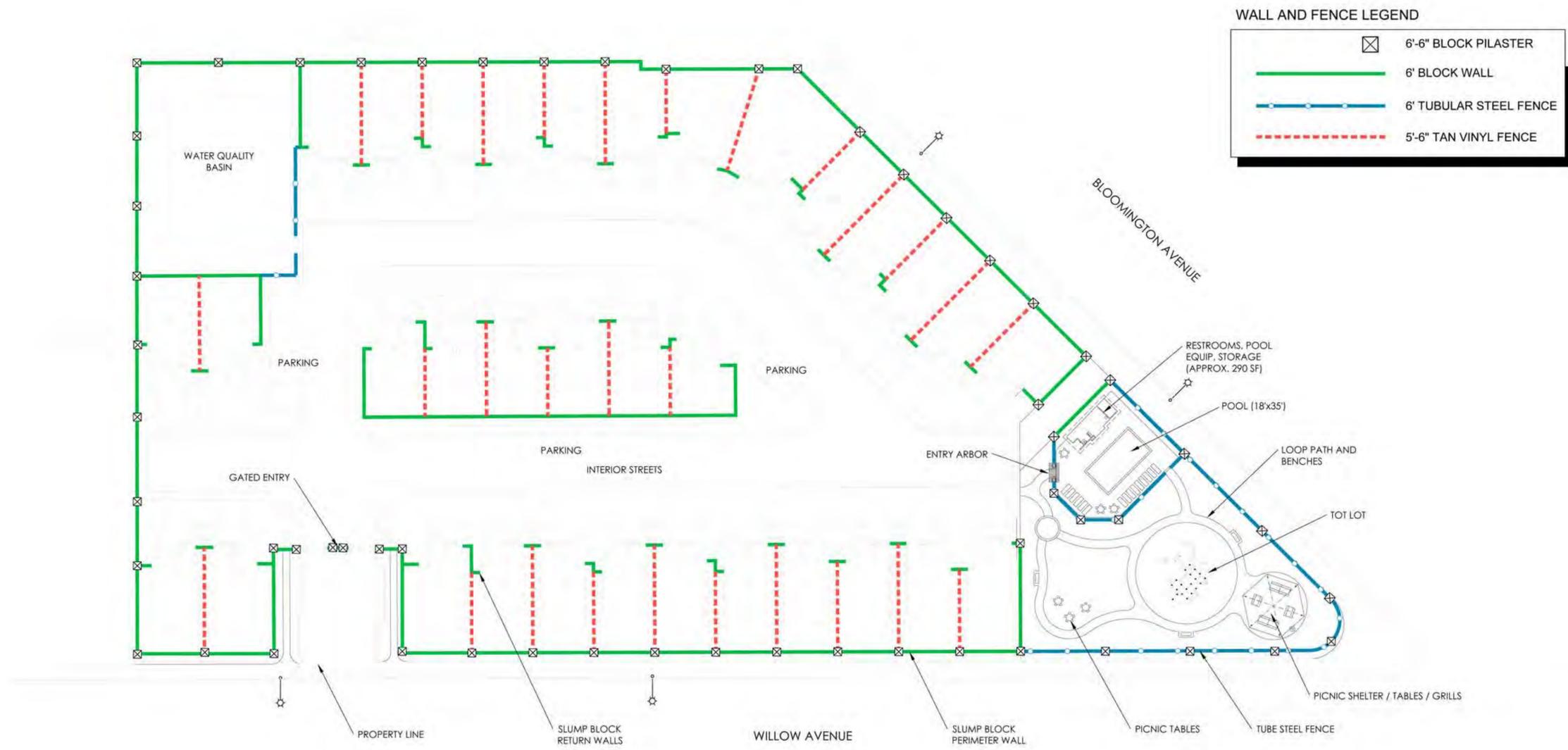
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FRONT ELEVATION - PLAN 3C - COUNTRY FRENCH

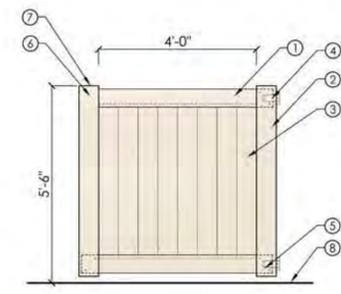
SCHEME 6

**R.C. HOBBS
RIALTO
SMALL SINGLE FAMILY HOMES**



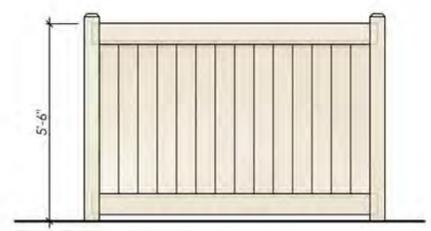
WALL AND FENCE LEGEND

	6'-6" BLOCK PILASTER
	6' BLOCK WALL
	6' TUBULAR STEEL FENCE
	5'-6" TAN VINYL FENCE

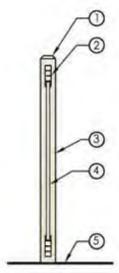


- ① 1-1/2" x 5-1/2" PVC TOP AND BOTTOM RAILS
- ② 2" x 6" VINYL UPRIGHT
- ③ 1" x 6" T&G PVC BOARD
- ④ T-HINGE TOP AND BOTTOM
- ⑤ RIVETED ROUTED JOINT CONNECTION
- ⑥ LATCH
- ⑦ PLASTIC PLUG
- ⑧ FINISH GRADE

VINYL SIDE YARD GATE 1/2"=1'-0"



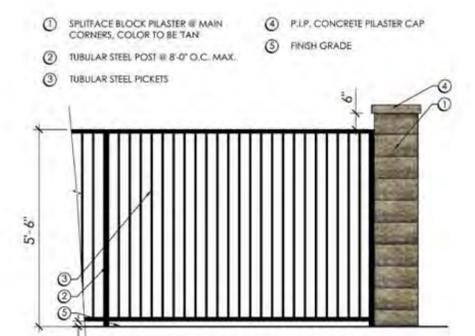
VINYL FENCE 1/2"=1'-0"



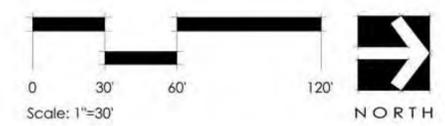
- ① DOMED CAP
- ② 2" x 7" TOP & BOTTOM RAILS
- ③ 5" x 5" VINYL POST
- ④ 6" TONGUE & GROOVE
- ⑤ FINISH GRADE



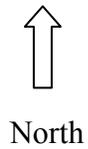
SLUMP BLOCK WALL 1/2"=1'-0"



TUBULAR STEEL FENCE 1/2"=1'-0"



Existing General Plan Land Use

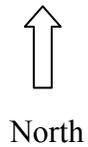
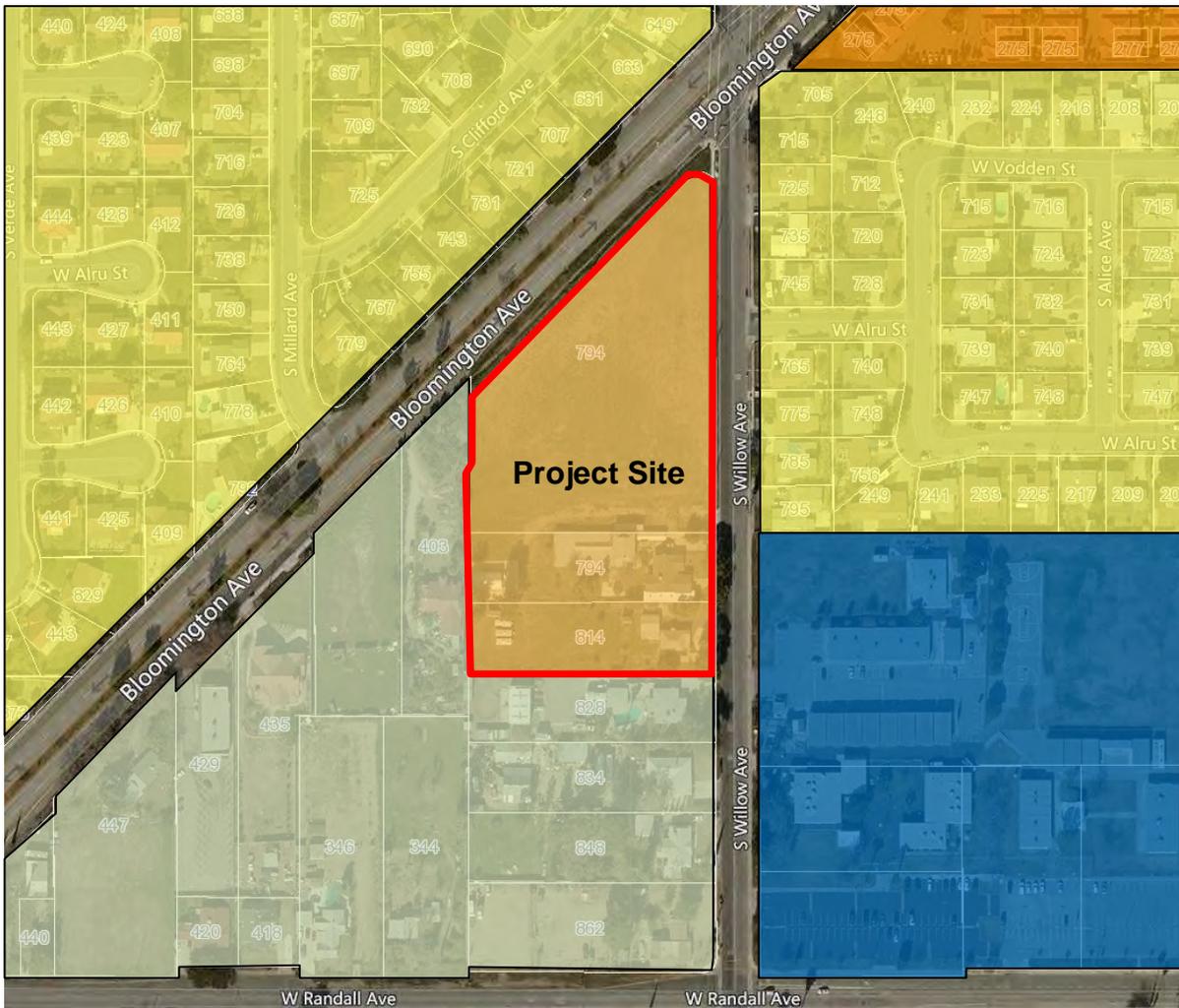


North

- Residential 2 with Animal Overlay
- Residential 6
- Residential 21
- School Facility

CITY OF RIALTO PLANNING DIVISION

Proposed General Plan Land Use

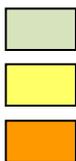


- Residential 2 with an Animal Overlay
- Residential 6
- Residential 12
- Residential 21
- School Facility

Existing Zoning



North



- Agricultural (A-1)
- Single-Family Residential (R-1C)
- Planned Residential Development-Attached (PRD-A)

Serrano Place Residential Project Fiscal Impact Analysis City of Rialto

Prepared for:

City of Rialto
150 South Palm Avenue
Rialto, CA 92376
Attn: Robb Steel, Assistant City Administrator/Development Services Director
909.820.8008

August 16, 2016

SRHA Job #1313

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EXECUTIVE SUMMARY

This report provides the projected ongoing fiscal impacts to the City of Rialto for the proposed Serrano Place Residential Project. The proposed Serrano Place is a 33-unit gated single family residential community to be located half-way between Foothill Boulevard and State Highway 10 at the southwest corner of Bloomington Avenue and South Willow Avenue in the City of Rialto, as shown in Figure 1.

Projected Fiscal Impacts

The fiscal analysis is based on the land use descriptions provided by the developer, RC Hobbs Company. The recurring fiscal impacts to the City include projected impacts with the City's current utility users tax (UUT) and without the utility users tax. Rialto voters approved a five year extension of the utility users tax (UUT) on March 2013. The UUT is approved through June 2018. Because the UUT may need voter approval to be extended before buildout of the Serrano Place Residential Project, the fiscal analysis projects impacts both with and without the UUT. Fiscal impacts are presented in constant 2016 Dollars with no adjustment for future inflation.

As shown in Table 1, a recurring annual deficit is projected at buildout of the Serrano Place Residential Project with and without the utility users tax.

With Utility Users Tax. As shown in Panel A of Table 1, an annual recurring deficit of \$9,500 is projected to the City's General Fund with the UUT after buildout of the Serrano Place Residential Project. Based on the 33 units proposed for the Project, the projected annual deficit is \$288 per unit with UUT.

No Utility Users Tax. As shown in Panel B of Table 1, without the UUT, the projected annual deficit to the General Fund is projected at \$23,810. With no UUT, the projected annual deficit is \$722 per unit based on 33 units in the Project.

Figure 1
Vicinity Location
Serrano Place Residential Project Fiscal Analysis, City of Rialto

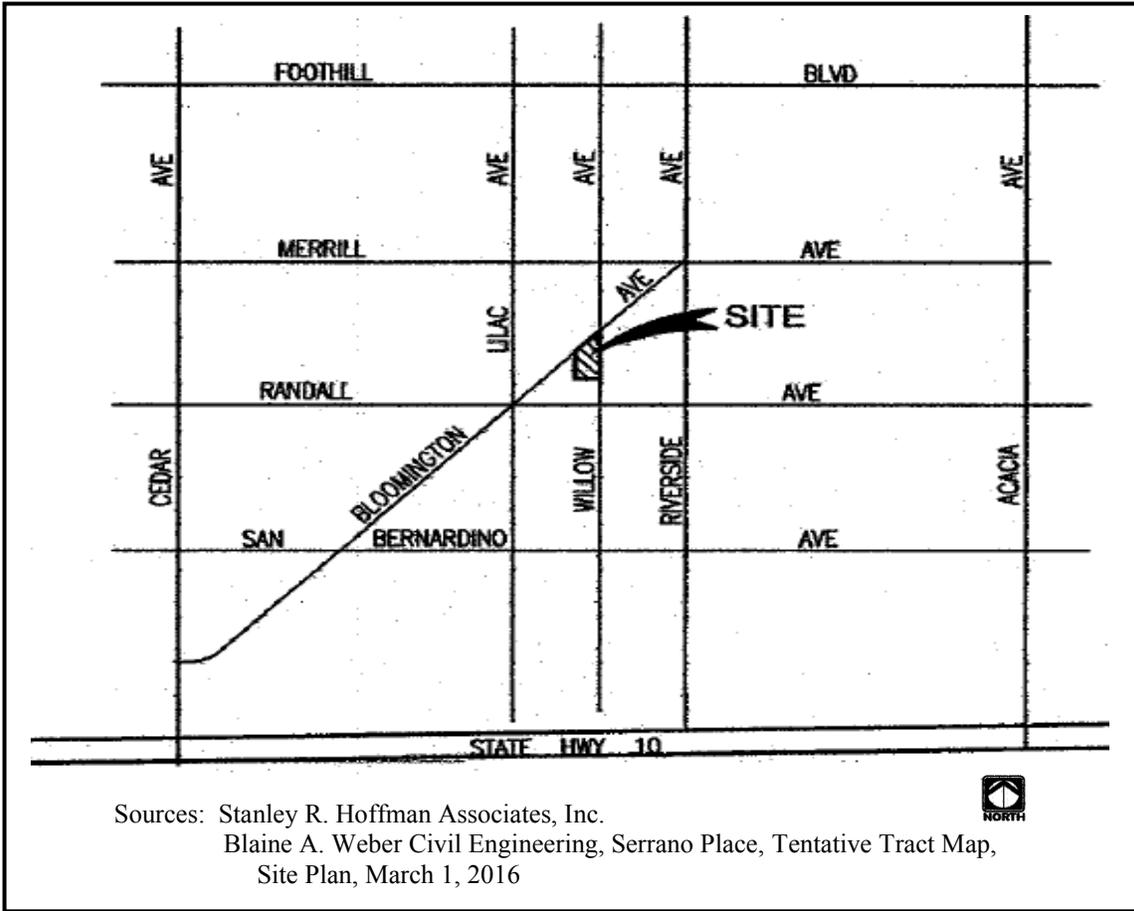


Table 1
Summary of Projected Fiscal Impacts after Buildout
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Category	Buildout
<u>A. WITH UTILITY USER TAX</u>	
Annual Recurring Revenues	\$65,160
Annual Recurring Costs	<u>74,660</u>
Annual Recurring (Deficit)	(\$9,500)
Revenue/Cost Ratio	0.87
 <i>Annual (Deficit) per Unit</i>	
<i>Number of Units</i>	33
Annual (Deficit) per Unit	(\$288)
 <u>B. NO UTILITY USER TAX</u>	
Annual Recurring Revenues	\$50,850
Annual Recurring Costs	<u>74,660</u>
Annual Recurring (Deficit)	(\$23,810)
Revenue/Cost Ratio	0.68
 <i>Annual (Deficit) per Unit</i>	
<i>Number of Units</i>	33
Annual (Deficit) per Unit	(\$722)

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, Assistant City Administrator/Development Services Director
RC Hobbs Company, *Development Impact and Economic Assessment*,
Serrano Place Residential Project, April 29, 2016

CHAPTER 1 INTRODUCTION

The fiscal analysis for the Serrano Place Residential Project provides an assessment of the annual recurring impacts to the City's General Fund after buildout of the proposed project.

1.1 Project Location

The proposed project is located at the southwest corner of Bloomington Avenue and South Willow Avenue in the City of Rialto. As shown in Figure 1-1, there is existing development on the bottom portion of the project site. These existing improvements will be removed and replaced with the proposed Serrano Place Residential Project, a 33-unit gated single family residential community.

1.2 Approach and Methodology

The fiscal analysis is based on data and assumptions from the following sources:

- Revenue and expenditure information is from the *City of Rialto, Proposed Budget For the Fiscal Year July 1, 2015 – June 30, 2016*, with Mid-Year adjustments provided by City finance staff.
- Revenue and cost factors are based on the January 1, 2016, City population estimate from the California Department of Finance (DOF) and the current employment estimate from the Southern California Association of Governments (SCAG), *Adopted 2016 Regional Transportation Plan (RTP)*.
- Cost factors are based on the current level of services provided by the City.
- Land use and valuation information is from the RC Hobbs Company *Development Impact and Economic Impact Assessment, Serrano Place Residential Project* memorandum of April 29, 2016 provided to the City of Rialto Development Department.
- Property tax revenue projection to the City General Fund is based on the assessed valuation of the proposed development and the property tax allocation to the City for the tax rate area (TRA) in which the project is located (14.03 percent of the basic one percent property tax levy).
- Revenue and cost factors are projected in constant 2016 Dollars, with no adjustment for future inflation.

1.3 Organization of the Report

Chapter 2 contains the development descriptions of the proposed Serrano Ranch Residential Project. The fiscal impact analysis of the annual operations and maintenance costs for the provision of services to the project is provided in Chapter 3. Chapter 4 covers the revenue and cost assumptions used for the fiscal analysis. Appendix A includes supporting tables for the fiscal assumptions and Appendix B lists the project references utilized in this study.

**Figure 1-1
Local Vicinity
Serrano Place Residential Project Fiscal Analysis, City of Rialto**



CHAPTER 2 PROJECT DESCRIPTION

This chapter presents the development description for the Serrano Place Residential Project provided by RC Hobbs Company, the project applicant. Table 2-1 includes the units, estimated population, net assessed valuation, projected property tax and projected retail sales and use tax captured in the City from taxable purchases made by future residents of the project.

2.1 Residential Development

Units

As shown in Panel A of Table 2-1, 33 new single family detached residential units are proposed for the 4.57-acre project site. The conceptual grading/site plan is presented in Figure 2-1.

Population

Total population of the proposed Serrano Place Residential Project is estimated at 129 after buildout. Population is estimated based on the citywide average factor of 3.91 persons per unit as reported in the January 1, 2016 population and housing estimates from the State Department of Finance (DOF).

2.2 Net Assessed Valuation Increase and Projected Property Tax

Assessed Valuation

New residential valuation is projected at \$11.88 million after buildout based on an average value of \$360,000 per unit provided by RC Hobbs Company. When the existing valuation of \$393,603 for the project site (see Table 2-2) is subtracted from the new valuation, the net new valuation for the Project is estimated at about \$11.49 million, as shown in Panel B of Table 2-1.

Projected General Fund Property Tax

Panel C of Table 2-1 presents the projected property tax to the City's General Fund for the Serrano Place Residential Project after buildout. Based on the estimated net new assessed valuation, the basic 1 percent property tax levy is estimated at \$114,864. The property tax allocation to the City for the tax rate area (TRA) in which the Project is located is 14.03 percent. Therefore, recurring property tax increase to the City's General Fund for the Project is estimated at \$16,120.

2.3 Projected In Lieu Property Tax - Vehicle License Fees (VLF)

The City's General Fund will also receive in lieu property tax - VLF based on the increase in

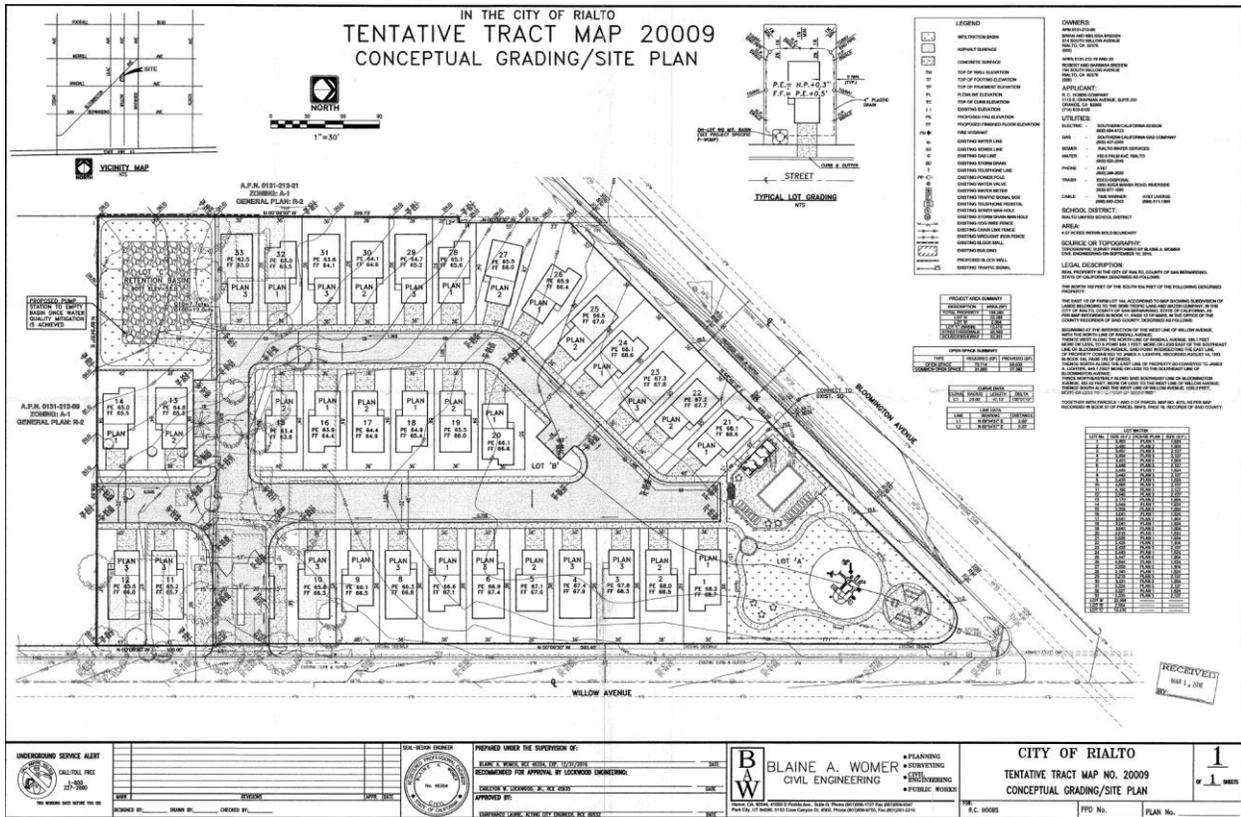
Table 2-1
Detailed Development Description after Buildout
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Category	Buildout
A. RESIDENTIAL DEVELOPMENT	
Project Site Acres	4.57
Residential Units	33
Population (@ citywide average of 3.91 persons per unit)	129
B. ESTIMATED NET NEW ASSESSED VALUATION	
Average value of \$360,000 per unit	\$11,880,000
Existing Valuation	<i>minus</i> \$393,603
Net New Assessed Valuation	\$11,486,397
C. ESTIMATED RECURRING PROPERTY TAX	
1% Property Tax Levy	\$114,864
City of Rialto Share of 1% Percent Levy	<i>times</i> 14.03%
Estimated Recurring Property Tax to General Fund ¹	<i>equals</i> \$16,120
D. ESTIMATED RECURRING IN LIEU PROPERTY TAX (VLF)	
Net New Assessed Valuation (AV)	\$11,486,397
In Lieu Property Tax (VLF) per \$1,000,000 AV	<i>times</i> \$1,410
Estimated Recurring In Lieu Property Tax (VLF) ¹	<i>equals</i> \$16,200
E. ESTIMATED RETAIL SALES AND USE TAX	
Estimated Project Population	129
Average City Retail Sales and Use Tax per Capita	<i>times</i> \$56
Estimated Recurring Sales and Use Tax ¹	<i>equals</i> \$7,220

Note: 1. Estimated property tax, in lieu property tax (VLF) and sales and use tax are rounded to the nearest tens.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, Assistant City Administrator/Development Services Director
RC Hobbs Company, *Development Impact and Economic Assessment, Serrano Place Residential Project, April 29, 2016*

**Figure 2-1
Conceptual Grading/Site Plan
Serrano Place Residential Project Fiscal Analysis, City of Rialto**



**Table 2-2
Estimated 2016 Assessed Valuation
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)**

County PIMS (Property Information Management System)						
Assessor Parcel Number (APN)	2016 Assessed Valuation					Tax Rate Area
	Land	Improvement	minus Exemptions		Net Value	
			Homeowner	Special		
0131-212-06-0000	\$149,348	\$46,231	\$7,000	\$0	\$188,579	6111
0131-212-19-0000	\$76,471	\$0	\$0	\$0	\$76,471	6111
0131-212-20-0000	<u>\$9,748</u>	<u>\$125,805</u>	<u>\$7,000</u>	<u>\$0</u>	<u>\$128,553</u>	6111
Total	\$235,567	\$172,036	\$14,000	\$0	\$393,603	

Sources: Stanley R. Hoffman Associates, Inc.
San Bernardino County Assessor, Property Information Management System (PIMS), Year 2016 Tax Roll

assessed valuation in the City. As shown in Appendix Table A-4, the VLF - property tax in lieu in the City is projected to increase at \$1,410 per million dollars of new assessed valuation (AV). Therefore, as shown in Panel D of Table 2-1, based on the net new assessed valuation of \$11.89 million and the factor of \$1,410 per million dollars, in lieu property tax - VLF is projected at \$16,200 annually after buildout.

2.4 Projected Off-Site Retail Sales and Use Tax Captured in Rialto

Sales and use tax is projected for the retail taxable sales that will be captured in the City from off-site purchases made by the future residents of the proposed Serrano Place subdivision. As shown in Panel E of Table 2-1, estimated annual residential retail sales and use tax by future Serrano Place residents is projected at \$7,220 after buildout.

Retail sales and use tax from taxable purchases made by future Serrano Place residents is projected at \$56 per capita, as shown in Table 2-3. Point-of-sale sales tax in the City is estimated at \$9.53 million for 2015 by Hinderliter de Llamas (HDL), as shown in Appendix Table A-6. Based on the most recent distribution of retail and non-retail taxable sales from the California Board of Equalization (BOE), 56 percent of taxable sales are retail, as shown in Appendix Table A-7. Applying this 56 percent to the HdL estimated sales tax of \$9.53 million, retail sales are estimated at \$5.34 million. Based on the City population estimate of 107,330, Citywide per capita retail sales tax is estimated at \$50 per capita. Use tax, estimated at 11.6 percent of point-of-sale sales tax results in an additional \$6 of tax. Total retail sales and use tax is estimated at \$56 per capita, as shown in Table 2-3.

Table 2-3
Estimated Residential Retail Sales and Use Tax Factor
Serrano Place Residential Project Fiscal Analysis, City of Rialto

Category	Amount
Total Point-of-Sale Sales Tax ¹	\$9,532,835
	<i>times</i>
Retail Percent of Total ²	56%
	<i>equals</i>
Estimated Retail Sales Tax (@ 56% of Total)	\$5,338,388
	<i>divided by</i>
Estimated City Population	107,330
	<i>equals</i>
Retail Sales Tax per Capita	\$50
	<i>plus</i>
Use Tax @ 11.5 Percent of Point-of-Sale Sales Tax ³	
	<i>equals</i>
Total Retail Sales and Use Tax per Capita	\$6
	\$56

- Note: 1. As shown in Appendix Table A-6, Hinderliter de Llamas (HdL) reported about \$9.53 million of total point-of-sale sales tax for Rialto during 2015.
2. The HDL amount for Rialto for 2015 is allocated 56 percent to retail and 44 percent to non-retail based on the distribution from BOE in Appendix Table A-7.
3. The calculation of the use tax is included in Appendix Table A-6.

Sources: Stanley R. Hoffman Associates, Inc.
Hinderliter de Llamas and Associates, *City of Rialto Sales and Use Tax, Calendar Year 2015*
California State Board of Equalization, *Taxable Sales in California (Sales and Use Tax), 2014*
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities Counties and the State - January 1, 2011-2016*, Sacramento, May 2016
City of Rialto, Assistant City Administrator/Development Services Director

CHAPTER 3 FISCAL IMPACTS

This chapter presents the fiscal analysis of the Serrano Place Residential Project. The fiscal analysis is based on the land use descriptions provided by the RC Hobbs Company. Fiscal impacts are presented in constant 2016 dollars with no adjustment for inflation.

As discussed earlier, Rialto voters approved a five year extension of the utility users tax (UUT) on March 5, 2013. The UUT is approved through June 2018. Because the UUT will need voter approval to be extended before projected buildout of the Serrano Place Residential Project, the fiscal analysis projects impacts to the Rialto General Fund both with and without the UUT.

3.1 Summary of Projected Fiscal Impacts

As shown in Table 3-1, a recurring annual deficit is projected for both with and without the utility users tax after buildout.

With Utility Users Tax. As shown in Panel A of Table 1, an annual recurring deficit of \$9,500 is projected to the City's General Fund with the UUT after buildout of the Serrano Place Residential Project.

No Utility Users Tax. As shown in Panel B of Table 1, without the UUT, the projected annual deficit to the General Fund is projected at \$23,810.

3.2 Projected Detailed Fiscal Impacts

Table 3-2 presents the detailed projected fiscal impacts for the Serrano Place Residential Project after buildout of the two scenarios: 1) with UUT, and 2) without UUT.

With Utility User Tax

An annual projected recurring deficit of \$9,500 after buildout is based on projected recurring revenues of \$65,160 and recurring costs of \$74,660. Based on the 33 units in the project, an average recurring deficit of \$288 per unit is projected with UUT.

Projected Recurring Revenues With Utility User Tax. About 50 percent of the total projected revenues after buildout are comprised of property tax and in lieu property tax – VLF. Utility user tax accounts for about 22 percent of total projected revenues after buildout. Sales and use tax from projected taxable retail purchases made by Project residents in the City represents about 11 percent of recurring revenues after buildout.

Table 3-1
Summary of Projected Fiscal Impacts after Buildout
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Category	Buildout
<u>A. WITH UTILITY USER TAX</u>	
Annual Recurring Revenues	\$65,160
Annual Recurring Costs	<u>74,660</u>
Annual Recurring (Deficit)	(\$9,500)
Revenue/Cost Ratio	0.87
 <i>Annual (Deficit) per Unit</i>	
<i>Number of Units</i>	33
Annual (Deficit) per Unit	(\$288)
 <u>B. NO UTILITY USER TAX</u>	
Annual Recurring Revenues	\$50,850
Annual Recurring Costs	<u>74,660</u>
Annual Recurring (Deficit)	(\$23,810)
Revenue/Cost Ratio	0.68
 <i>Annual (Deficit) per Unit</i>	
<i>Number of Units</i>	33
Annual (Deficit) per Unit	(\$722)

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, Assistant City Administrator/Development Services Director
RC Hobbs Company, *Development Impact and Economic Assessment*,
Serrano Place Residential Project, April 29, 2016

Table 3-2
Detailed Projected Fiscal Impacts after Buildout
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Category	Buildout ¹		Percent of Total	
	with Utility User Tax	without Utility User Tax	with Utility User Tax	without Utility User Tax
<u>Recurring Revenues</u>				
Property tax	\$16,120	\$16,120	24.7%	31.7%
In lieu property tax (VLF)	16,200	16,200	24.9%	31.9%
Property transfer tax-turnover	250	250	0.4%	0.5%
Residential retail sales and use tax	7,220	7,220	11.1%	14.2%
Franchise fees	3,700	3,700	5.7%	7.3%
Proposition 172 Sales Tax-Public Safety	580	580	0.9%	1.1%
Utility user tax	14,250	0	21.9%	0.0%
Animal licenses and fees	200	200	0.3%	0.4%
Fire permit inspections	130	130	0.2%	0.3%
Fines and forfeitures	450	450	0.7%	0.9%
Motor vehicle in lieu tax	50	50	0.1%	0.1%
County LF excavation charges	410	410	0.6%	0.8%
Current services	2,230	2,230	3.4%	4.4%
Rents and concessions	280	280	0.4%	0.6%
Administrative/passport/misc. fees	680	680	1.0%	1.3%
Transfer from Gas Tax Fund	1,240	1,240	1.9%	2.4%
Other transfers	920	920	1.4%	1.8%
Interest on invested revenues	<u>250</u>	<u>190</u>	<u>0.4%</u>	<u>0.4%</u>
Total Projected Revenues	\$65,160	\$50,850	100.0%	100.0%
<u>Recurring Costs</u>				
Fire protection	\$18,470	\$18,470	24.7%	24.7%
Animal control	840	840	1.1%	1.1%
Police protection	28,750	28,750	38.5%	38.5%
Development services-code enforcement	950	950	1.3%	1.3%
Development services-planning and other services	2,120	2,120	2.8%	2.8%
Public works-administration	830	830	1.1%	1.1%
Public works-engineering services & projects	0	0	0.0%	0.0%
Public works-park maintenance	2,740	2,740	3.7%	3.7%
Public works-street maintenance/traffic signals	2,230	2,230	3.0%	3.0%
Public works-graffiti removal	140	140	0.2%	0.2%
Public works-traffic safety	760	760	1.0%	1.0%
Public works-storm drain program	10	10	0.0%	0.0%
Public works-community building maintenance	480	480	0.6%	0.6%
Recreation	3,130	3,130	4.2%	4.2%
General government	<u>6,420</u>	<u>6,420</u>	<u>8.6%</u>	<u>8.6%</u>
Subtotal Recurring Costs	\$67,870	\$67,870	90.9%	90.9%
10% contingency/reserves	<u>\$6,790</u>	<u>\$6,790</u>	<u>9.1%</u>	<u>9.1%</u>
Total Recurring Costs	\$74,660	\$74,660	100.0%	100.0%
<u>Annual Net Recurring Surplus or (Deficit)</u>	(\$9,500)	(\$23,810)		
<u>Revenue/Cost Ratio</u>	0.87	0.68		
<u>ANNUAL (DEFICIT) PER UNIT</u>				
<i>Number of Units</i>	33	33		
<i>Annual (Deficit) per Unit</i>	(\$288)	(\$722)		

Note: 1. Amounts are rounded to the nearest ten.

Source: Stanley R. Hoffman Associates, Inc.

Projected Recurring Costs With Utility User Tax. Police protection, fire protection, contingency/reserves and general government are the largest projected recurring costs and account for about 81 percent of total projected recurring costs after buildout.

No Utility Users Tax

As shown in Table 3-2, with no UUT a recurring deficit of \$23,810 is projected after buildout. The projected deficit is based on projected recurring revenues of \$50,850 and recurring costs of \$74,660. An average recurring deficit of \$722 per unit is projected without UUT.

Projected Recurring Revenues With No Utility Users Tax. With no UUT, about 64 percent of the total projected revenues after buildout are comprised of property tax and in lieu property tax – VLF. Sales and use tax accounts for about 14 percent of the total projected revenues after buildout without UUT.

Projected Recurring Costs With No Utility Users Tax. For the scenario of no UUT, projected recurring costs are the same as the projected costs with UUT. The fiscal analysis does not examine specific adjustments that might be made to levels of service related to potentially reduced revenues with no UUT.

CHAPTER 4 CITY OF RIALTO FISCAL ASSUMPTIONS

This chapter presents the revenue and cost assumptions for the Serrano Place Residential Project fiscal analysis. Revenue and cost assumptions are based on the *City of Rialto, Proposed Budget For the Fiscal Year July 1, 2015 – June 30, 2016*, with mid-year adjustments provided by City finance staff, and the general assumptions presented in this Chapter.

The general City demographic and economic assumptions used for calculating fiscal factors are first presented. The assumptions for projecting recurring revenues are then presented followed by the assumptions for projecting recurring costs

4.1 City General Assumptions

Fiscal impacts that are not based on valuation and taxable sales are generally projected based on a per capita, per employee, or per service population basis. Based on the available data, some fiscal impacts are projected based on other factors as well, such as per unit or per acre factors. General fund revenue and cost factors are estimated by dividing the Fiscal Year (FY) 2015/2016 mid-year adjusted budget categories by the City's resident population, employment or total service population. Table 4-1 provides the City's general assumptions for this fiscal analysis.

Population

Rialto's total population of 107,330 is based on the State Department of Finance (DOF) estimate as of January 1, 2016. The City population estimate is used for projecting certain revenues and costs on a per capita basis, such as State subvended gas taxes.

Employment

For fiscal factors that are impacted by only employment, such as business license taxes, the City's total employment is used as the basis for calculating the factor. Total 2016 employment for the City is estimated at 22,240. As shown in Appendix Table A-1, the 2016 employment estimate is based on interpolation of the 2012 and 2040 employment from the Southern California Association of Governments (SCAG), *Adopted 2016 Regional Transportation Plan (RTP)*.

Service Population

Fiscal factors that are impacted by both population and employment growth are estimated by

Table 4-1
City Population, Housing and Employment Assumptions
Serrano Place Residential Project Fiscal Analysis, City of Rialto

Assumption	Description
	<u>Population and Housing</u> ¹
106,883	Household Population
447	Group Quarters Population
107,330	Total Population
27,471	Total Housing Units
20,362	Single Family Units
7,109	Multi-Family Units
25,446	Occupied Housing Units
4.00	Average Persons per Household
3.91	Average Persons per Unit
	<u>Employment</u> ²
22,240	Total City Employment
11,120	Employment Weighted at 50% ³
	<u>Service Population (Population and Employment)</u>
107,330	Total Population
11,120	Employment Weighted at 50% ³
118,450	Service Area Population (Population + Weighted Employment)

- Note: 1. Population and housing estimates are from the California Department of Finance (DOF) for January 1, 2016.
2. Estimated employment for 2016 represents an interpolation of the SCAG 2012 and 2014 City employment from SCAG's RTP 2016, as presented in Appendix Table C-1.
3. This analysis has weighted the employment at 50% to account for the estimated less frequent use of City services by employment versus population.

Sources: Stanley R. Hoffman Associates, Inc.

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State - January 1, 2011-2016*, Sacramento, May 2016

City of Rialto, Assistant City Administrator/Development Services Director

Southern California Association of Governments (SCAG), *Adopted 2016 Regional Transportation Plan (RTP)*

allocating total budgeted revenues or costs to the estimated service population. Service population includes the City's resident population plus 50 percent of the total estimated City employment. Employment is weighted at 50 percent to account for the estimated less frequent use of City services by employment versus population.

As shown in Table 4-1, the service population for the City is estimated at 118,450. The service population estimate includes the resident population of 107,330 and the weighted employment of 11,120 (50 percent of 22,240).

4.2 City Revenue Assumptions

The General Fund Fiscal Year (FY) 2015/2016 revenues are presented in Appendix Table A-2. Projected recurring revenues to the City General Fund include property tax; in lieu property tax (VLF); sales and use tax; property transfer tax; transient lodging tax; franchise fees; Proposition 172 sales tax-public safety; utility users tax; business licenses and permits; animal licenses and permits; fines, and forfeitures; motor vehicle in lieu tax; County landfill excavation charges; charges for current services; interest on investments; rents and concessions; administrative fees; transfers from the Gas Tax Fund; and other transfers from other funds to the General Fund.

The revenue factors for the recurring revenues projected in the fiscal analysis are summarized in Table 4-2 and described in the remainder of this section. These factors are based on the City's Fiscal Year (FY) 2015/2016 mid-year adjusted revenues shown in Appendix Table A-2 and the appropriate projection basis, as presented in Table 4-1.

Property Tax

General Fund property tax is projected based on assessed valuation times the property tax allocation of the basic 1 percent levy for the tax rate area (TRA) in which the Project is located. As shown in Appendix Table A-3, the Project is located in TRA 6111 and the property tax allocation to Rialto for this TRA is 14.03 percent of the basic one percent property tax levy.

In Lieu Property Tax (VLF)

Cities and counties began receiving additional property tax revenue to replace vehicle license fee (VLF) revenue that was lowered when the state reduced the vehicle license tax in 2004. This property tax in lieu of VLF is projected to grow with the change in the Citywide gross assessed valuation (AV) of taxable property from the prior year. Property tax in lieu of VLF revenue is allocated in addition to other property tax apportionments.

As shown in Appendix Table A-4, the property tax in lieu of VLF in the City is projected to increase at an average of \$1,410 per million dollars of new assessed valuation (AV). This factor is based on the change in AV and the change in property tax in lieu of VLF in the City over the last 5 years.

Property Transfer Tax

Sales of real property are taxed by San Bernardino County at a rate of \$1.10 per \$1,000 of property value. For property located in the City, property transfer tax is divided equally between

Table 4-2
General Fund Recurring Revenue Factors
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Revenue Source	Proposed FY 2015/2016 Budget	Projection Basis ¹	Projection Factor ¹
Tax Revenue			
Property Taxes ²	\$8,854,145	Assessed Valuation	1% Basic Tax Levy
In Lieu Property Tax (VLF)	\$10,043,000	Case Study	14.03% General Fund share of 1% levy \$1,410 per \$1,000,000 assessed valuation
Property Transfer Tax	\$360,000	Property turnover valuation assumptions	4.0% residential turnover rate \$0.55 per \$1,000 assessed valuation
Sales and Use Tax ³	\$11,097,280	Taxable Sales	1% of projected taxable sales
Use Tax Factor		Use Tax as Percent of Sales Tax	11.6% of sales tax
Transient Lodging Tax	\$120,000	Room Receipts	not projected
Franchise Fees	\$3,400,000	Service Population = 118,450	\$28.70 per service population
Proposition 172 Sales Tax-Public Safety	\$485,000	Population = 107,330	\$4.52 per capita
Utility Users Tax	\$13,080,000	Service Population = 118,450	\$110.43 per service population
Licenses and Permits			
Business/Contractors/Truckers Licenses	\$2,309,000	Employment = 22,240	not projected
Dog Licenses	\$155,000	Population = 107,330	\$1.44 per capita
Fire Permit Inspections	\$118,500	Service Population = 118,450	\$1.00 per service population
Fines and Forfeitures			
Revenue From Other Agencies			
Motor Vehicle in Lieu Tax	\$41,220	Population = 107,330	\$0.38 per capita
County LF Excavation Charges ⁴	\$371,400	Service Population = 118,450	\$3.14 per service population
Charges for Current Services			
Animal Control Fees	\$15,000	Population = 107,330	\$0.14 per capita
Other Police Related Fees ⁵	\$93,500	Service Population = 118,450	\$0.79 per service population
Ambulance Service Fees/Subscriptions	\$1,868,840	Service Population = 118,450	\$15.78 per service population
Weed & Lot Cleaning	\$70,000	Service Population = 118,450	\$0.59 per service population
Other Current Services	\$17,350	Service Population = 118,450	\$0.15 per service population
Interest on Investments	\$213,000	Percent of Recurring Revenues	0.38% of recurring revenues
Rents & Concessions	\$260,000	Service Population = 118,450	\$2.20 per service population
Administrative/Passport/Misc. Fees	\$570,370	Population = 107,330	\$5.31 per capita
Transfers In			
Gas Tax Fund Transfer	\$1,029,660	Population = 107,330	\$9.59 per capita
Other Transfers ⁷	\$840,622	Population = 118,450	\$7.10 per service population

- Note: 1. For fiscal factors that are based on population and employment, an estimated resident equivalent factor is applied, which represents the total population plus 50% of the total employment estimate.
2. The fiscal analysis projects property tax to the General Fund at the tax rate area (TRA) allocation of 14.03% percent of the basic 1% levy on assessed value. This factor is based on the allocation for TRA 6111 in which the project is located (see Appendix Table A-3).
3. This amount includes both the current City budget amounts for sales and use tax (\$10,147,750) and property tax in lieu of sales tax (\$949,730) because the State reverted back to the original 1% sales tax amount starting January 1, 2016.
4. This revenue is provided by City administrative staff, and represents the estimated share of total County Landfill revenues that are contributed from disposal by City residents.
5. The other police related fees category includes crime report copying, fingerprinting, reproduction charges, police false alarm responses, accident reports, general services, impound fees and crime analysis charges.
6. Fire related inspections include inspections for multi-family rentals.
7. The other transfers in category includes transfers to the General Fund from other funds, such as utilities.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, *Fiscal Year July 1, 2015 - June 30, 2016 Budget with Mid-Year Adjustments*, 4/19/2016
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State - January 1, 2011-2016*, Sacramento, May 2016
Southern California Association of Governments (SCAG), *Adopted 2016 Regional Transportation Plan (RTP)*
City of Rialto, Administrative, Development Services and Public Works Departments

the City and the County, with the City receiving \$0.55 per \$1,000 of transferred property value. Based on the U.S. Census Bureau, 2010-2014 American Community Survey, residential development in the City is assumed to change ownership at an average rate of about 4.0 percent per year (Appendix Table A-5).

Sales and Use Tax

As part of the total sales tax levied by the State, all cities and counties in the State generally receive a basic one percent (1.0 percent) sales tax and have the option to levy additional sales taxes under certain circumstances. In addition to sales tax revenue, the City receives revenues from the use tax, which is levied on shipments into the state and on construction materials for new residential and non-residential development not allocated to a situs location. Use tax is allocated by the State Board of Equalization (BOE) to counties and cities based on each jurisdiction's proportion of countywide and statewide direct taxable sales.

Appendix Table A-6 presents the City sales and use tax for Calendar Year 2015 provided by Hinderliter de Llamas and Associates (HdL). Based on HdL estimates, use tax revenues to the City of Rialto are estimated at an additional 11.6 percent of point-of-sale sales tax.

Franchise Fees

The City receives a franchise fee from telephone/mobile, natural gas, electricity, water, cable/satellite and wastewater businesses within Rialto for use of public rights-of-way. Based on the City Fiscal Year (FY) 2015/2016 adjusted franchise revenues of \$3,400,000, franchise taxes are projected at \$28.70 per service population (118,450), as shown in Table 4-2.

Proposition 172 Sales Tax – Public Safety

These revenues are projected at \$4.52 per capita based on the City FY 2015/2016 adjusted revenue amount of \$485,000 and the population estimate of 107,330.

Utility User Tax

Rialto levies a utility users tax on the sale of electricity, natural gas, telephone/mobile, water, wastewater and cable/satellite services within the City. As shown in Table 4-2, based on the City FY 2015/2016 adjusted revenue amount of \$13,080,000 and the City's estimated service population of 118,450, utility user tax is projected at \$110.43 per service population. This tax will sunset in 2018 unless it is renewed by a majority vote of the residents of Rialto.

Licenses and Permits

Business/contractors/truckers licenses and dog licenses are included in this category.

Business Licenses. Business/contractors/truckers licenses are not projected for the Serrano Place Residential Project because there are no employees associated with the Project.

Dog Licenses. Dog licenses are projected at \$1.44 per capita based on the FY 2015/2016 adjusted revenue amount of \$155,000 and the City population estimate of 107,330. These projected revenues are combined with projected animal control fees in the fiscal analysis.

Fire Permit Inspections. As shown in Table 4-2, these revenues are projected at \$1.00 per service population based on FY 2015/2016 mid-year revenues of \$118,500 thousand and the service population estimate of 118,450. Revenues in this category include recurring fire permit inspections.

Fines and Forfeitures

As shown in Table 4-2, these revenues are projected at \$3.50 per service population based on FY 2015/2016 mid-year revenues of \$414,800 thousand and the service population estimate of 118,450. Revenues in this category include parking fines, court fines, and other fines/forfeits/penalties.

Motor Vehicle in Lieu Tax

Motor vehicle in lieu tax revenues are projected at \$0.38 per capita based on the City of Rialto FY 2015/2016 mid-year revenues of \$41,220 and the City population estimate of 107,330.

County Landfill Charges

City Administrative staff estimates that about 10 percent of the FY 2015/2016 County landfill mid-year revenues of \$3,714,000, or \$371,400, are disposal fees from City residents. Based on this estimate of \$371,400 of revenues and the City's estimated service population of 118,450, these revenues are projected at \$3.14 per service population, as shown in Table 4-2.

Based on discussion with the City Director of Administrative and Community Services, these revenues are the City's portion of tonnage fees collected at the County-owned landfill located in the City. The City's waste hauler, Burrtec Industries, has an exclusive franchise with the City and part of the franchise agreement is that Burrtec Industries will dispose of the waste collected from City residents at the County-owned landfill located in the City. Therefore, these revenues are assumed to increase with the growth planned for the Serrano Place Residential Project Fiscal Analysis.

Charges for Current Services

Current service charges include animal control, other police department fees, ambulance service fees/subscriptions, weed and lot cleaning and other current services. These revenues for current services are projected as follows.

Animal Control Fees. These fees are projected at \$0.14 per capita based on revenues of \$15,000 and the current city population estimate of 107,330. Projected animal control fees are combined with future dog licenses in the projected fiscal impacts.

Other Police Related Fees. These revenues are projected at \$0.79 per service population based on FY 2015/2016 mid-year revenues of \$93,500 and the estimated current City service population of 118,450.

Ambulance Service Fees/Subscriptions. These revenues are projected at \$15.78 per service population based on FY 2015/2016 mid-year revenues of \$1,868,840 and the estimated current City service population, as shown in Table 4-2.

Weed and Lot Cleaning Fees. These revenues are projected at \$0.59 per service population based on FY 2015/2016 mid-year revenues of \$70,000 and the estimated current City service population.

Other Current Services. Based on mid-year FY 2015/2016 adjusted revenues of \$17,350 and the City service population of 118,450, these revenues are projected at \$0.15 per service population.

Interest on Investments

These revenues are projected at 0.38 percent of the projected recurring General Fund revenues in the fiscal analysis based on mid-year FY 2015/2016 estimated interest earnings of \$213,000 and non-interest General Fund projected recurring revenues of \$55,496,187.

Rents and Concessions

As shown in Table 4-2, these revenues are projected at \$2.20 per service population based on FY 2015/2016 mid-year revenues of \$260,000 and the City service population estimate of 118,450.

Administrative, Passport and Miscellaneous Fees

These revenues are projected at \$5.31 per capita based on mid-year FY 2015/2016 revenues of \$570,370 and the City population estimate of 107,330.

Transfers In

These revenues include the following transfers to the City General Fund:

Gas Tax Fund Transfer. Gas tax revenues are earmarked for road related costs including capital and maintenance functions. State gasoline taxes transferred to the General Fund are projected at \$9.59 per capita based on the FY 2015/2016 mid-year revenue amount of \$1,029,660 and the City population estimate of 107,330.

Other Transfers. These revenues include transfers to the General Fund from other funds, such as engineering, community facility districts (CFDs), Community Development Block Grant (CDBG), landscaping maintenance and water. As shown in Table 4-2, other transfers to the General Fund are projected at \$7.10 per service population based on the FY 2015/2016 mid-year revenue amount of \$840,622 and the City's estimated service population of 118,450.

4.3 City Cost Assumptions

The General Fund cost factors that are used in preparing the fiscal analysis for the Serrano Place Residential Project are presented in Table 4-3. These factors are based on the City's Fiscal Year (FY) 2015/2016 Mid-Year Adjusted Budget shown in Table 4-3 and the City's population and service population estimates that are presented in Table 4-1.

Projected General Fund expenditures include general government, or overhead functions, and the following direct government services of fire, animal control, police, development services, public works and recreation. The fiscal analysis also projects contingency costs at 10 percent of recurring costs.

General Government

General government costs such as City Administrator, City Council, City Clerk, Management Services, City Treasurer, Human Resources, Finance, and Non-Departmental expenditures, provide overhead services that cannot be directly linked to a specific department. General government costs include administration and support of departmental direct costs, such as police, fire and public works. These costs are usually viewed as citywide overhead and are projected using an overhead rate applied to direct departmental costs.

As shown in Panel B of Table 4-4, FY 2015/2016 general government mid-year costs of \$12,682,037 represent about 20.9 percent of direct departmental costs of \$60,663,454. However, overhead costs are not assumed to increase on a one-to-one basis for new development. Based on discussion with City staff, general government costs are projected at a marginal rate of 50 percent, or at 10.5 percent of direct costs.

Fire

As shown previously in Table 4-3, fire protection costs are projected at \$143.19 per service population based on FY 2015/2016 mid-year expenditures of \$16,961,102 and the City's estimated 118,450 service population.

Table 4-3
General Fund Recurring Cost Factors
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Cost Category	FY 2015/2016 Budget		Projection Basis ¹	Cost Factor ¹
	Total	Adjusted		
GENERAL FUND				
General Government	\$12,682,037	\$6,341,018	Percent of General Fund Costs	10.5% of direct department costs, at a 50% marginal rate
Fire	\$16,961,102	\$16,961,102	Service Population = 118,450	\$143.19 per service population
Animal Control	\$701,519	\$701,519	Population = 107,330	\$6.54 per capita
Police (excluding animal control)	\$26,394,592	\$26,394,592	Service Population = 118,450	\$222.83 per service population
Development Services:				
Business Licensing	\$202,807	\$202,807	Employment = 22,240	not projected
Code Enforcement ²	\$926,766	\$875,766	Service Population = 118,450	\$7.39 per service population
Planning and Other Services ³	\$3,640,656	\$1,943,372	Service Population = 118,450	\$16.41 per service population
Public Works:				
Public Works Administration	\$760,801	\$760,801	Service Population = 118,450	\$6.42 per service population
Engineering Services and Projects ⁴	\$2,875,376	n/a	Service Population = 118,450	not projected
Park Maintenance ⁵	\$2,280,629	\$2,280,629	Population = 107,330	\$21.25 per capita
Street Maintenance/Street Sweeping/Traffic Signals	\$2,047,990	\$2,047,990	Service Population = 118,450	\$17.29 per service population
Graffiti Removal	\$113,918	\$113,918	Population = 107,330	\$1.06 per capita
Traffic Safety	\$697,598	\$697,598	Service Population = 118,450	\$5.89 per service population
Storm Drain Program	\$9,110	\$9,110	Service Population = 118,450	\$0.08 per service population
Community Building Maintenance	\$442,933	\$442,933	Service Population = 118,450	\$3.74 per service population
Recreation	\$2,607,659	\$2,607,659	Population = 107,330	\$24.30 per capita
Contingency	n/a	n/a	Case Study	10.0% of total recurring costs

- Note: 1. For cost factors that are based on population and employment, the estimated Rialto service population is used to calculate the cost factor. The service population factor is applied to the estimated Serrano Place population.
2. Net code enforcement costs of \$697,266 are the budgeted costs of \$926,766 minus projected one-time charges for services of \$51,000 as shown in Panel A of Table A-8.
3. Net planning and other development services costs of \$1,943,372 are the budgeted costs of \$3,640,656 projected one-time licenses and permits of \$941,600 and charges for services revenues of \$1,682,450, as shown in Panel B of Table A-8.
4. Net public works engineering services and projects costs are not projected because the budget costs of \$2,875,376 are assumed to be covered by one-time licenses, permits and charges for services, as shown in Table A-9.
5. While parks are not included in the project, the operations and maintenance impact on existing parks is projected at the citywide average of \$21.25 per capita.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, *Fiscal Year July 1, 2015 - June 30, 2016 Budget with Mid-Year Adjustments, 4/19/2016*
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State - January 1, 2011-2016*, Sacramento, May 2016
Southern California Association of Governments (SCAG), *Adopted 2016 Regional Transportation Plan (RTP)*
City of Rialto, Administrative, Finance, Development Services and Public Works Departments

Table 4-4
Calculation of City General Government Overhead Rate
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

A. CURRENT GENERAL FUND EXPENDITURES AND OVERHEAD RATE

General Fund Expenditures	Proposed Fiscal Year 2015/2016		
	Total Proposed Budget	General Government	Non-General Government
General Government			
City Administrator	\$706,313	\$706,313	
City Council	433,611	433,611	
City Clerk	516,475	516,475	
Management Services	613,404	613,404	
City Treasurer	418,944	418,944	
Human Resources	781,134	781,134	
Finance	1,866,962	1,866,962	
Non-Department Expenditures: ¹	9,952,851		
	<i>minus</i>		
	Transfers to Recreation		
	<i>equals</i>		
Net Non-Department Expenditures	7,345,192	7,345,192	2,607,659
Non-General Government			
Development Services:			
Planning Commission and Administration	\$793,698		\$793,698
Business Licensing	202,807		202,807
Economic Development	593,936		593,936
Planning Services	1,347,655		1,347,655
Building Services	905,366		905,366
Code Enforcement	<u>926,766</u>		<u>926,766</u>
Development Services Total	4,770,228		4,770,228
Fire	16,961,102		16,961,102
Police:			
Police Services	26,394,592		26,394,592
Animal Control	<u>701,519</u>		<u>701,519</u>
Police Total	27,096,111		27,096,111
Public Works:			
Administration	760,801		760,801
Engineering Services	2,557,072		2,557,072
Engineering - Projects	318,304		318,304
Building Maintenance	210,823		210,823
Park Maintenance	2,280,629		2,280,629
Street Maintenance/Street Sweeping/Traffic Signals	2,047,990		2,047,990
Graffiti	113,918		113,918
Traffic Safety	697,598		697,598
Storm Drain Program	9,110		9,110
Community Buildings	<u>232,110</u>		<u>232,110</u>
Public Works Total	9,228,354		9,228,354
GRAND TOTAL GENERAL FUND	\$73,345,491	\$12,682,037	\$60,663,454

B. GENERAL FUND OVERHEAD RATE

Current General Government Overhead Rate

General Government Expenditures		\$12,682,037
Direct General Fund Expenditures	<i>divided by</i>	\$60,663,454
Current General Government Overhead Rate	<i>equals</i>	20.9%

Overhead Rate At 50% Marginal Increase

10.5%

Note: 1. Based on discussion with City Administrative staff, transfers to capital funds of \$4,686,545 are removed from budgeted Non-Departmental expenditures, resulting in \$9,952,851 Non-Departmental expenditures. Non-Departmental transfers to the recreation fund of \$2,607,659 are considered as direct departmental costs and are removed from Non-Departmental expenditures. The remaining Non-Departmental costs of \$7,345,192 are assumed to be non-direct costs or overhead costs.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, Fiscal Year July 1, 2015 - June 30, 2016 Budget with Mid-Year Adjustments, 4/19/2016
City of Rialto, City Administrator and Development Services Department

Animal Control

These costs are projected at \$6.54 per capita based on mid-year 2015/2016 expenditures of \$701,159 and the City's estimated population of 107,330.

Police

Police costs are projected at \$222.83 per service population, as shown in Table 4-3. These costs are based on FY 2015/2016 expenditures of \$26,956,780 and the City's service population estimate of 118,450.

Development Services

Development services include business licensing, code enforcement, planning and other services. Based on the City FY 2015/2016 mid-year amounts these costs for development services are projected as follows.

Business Licensing. Non-fee supported business licensing costs are not projected for the residential project.

Code Enforcement. Code enforcement costs are projected at \$7.39 per service population based on FY 2015/2016 mid-year net code enforcement costs of \$875,766 and the City's service population estimate of 118,450. As shown in Table 4-3, budgeted code enforcement costs of \$926,766 are offset by one-time development related permit and fee revenues. Panel A of Appendix Table A-8 presents the calculation of the net code enforcement cost factor.

Planning and Other Development Services. Based on FY 2015/2016 mid-year planning and other development services net costs of \$1,943,372 and the City service population estimate of 118,450, non-fee supported costs for these services are estimated at \$16.41 per service population. As shown in Table 4-3, the total General Fund costs of \$3,640,656 are offset by one-time development related permit and fee revenues. Panel B of Appendix Table A-8 presents the calculation of the net cost factor.

Public Works

Public works costs include department administration, engineering services and projects, park maintenance, street maintenance/street sweeping/traffic signals, graffiti removal, traffic safety, storm drain program costs and community building maintenance.

Administration. As shown previously in Table 4-3, public works administration costs are projected at \$6.42 per service population based on FY 2015/2016 mid-year costs of \$760,801 and the City service population estimate of 118,450.

Engineering Services and Projects. Total General Fund mid-year FY 2015/2016 public works engineering costs of \$2,857,376 are offset by one-time development related permit and fee revenues, as shown in Appendix Table A-9. Therefore, these costs are not projected in the fiscal analysis.

Park Maintenance. While public parks are not planned for the Serrano Place Residential Project, the impact on existing parks from future Project residents is projected at \$21.25 per capita. This cost factor is based on FY 2015/2016 mid-year budget costs of \$2,280,629 for park maintenance for the existing 134 City park acres and the City population estimate of 107,330.

Street Maintenance/Street Sweeping/Traffic Signals. Based on FY 2015/2016 mid-year costs of \$2,047,990 and the City service population estimate of 118,450, General Fund street maintenance/street sweeping/traffic signal costs are estimated at \$17.29 per service population, as shown in Table 4-3. These costs represent the project's impact on maintaining existing City street infrastructure.

Graffiti Removal. Public works costs for graffiti removal are projected at \$1.06 per service population. This factor is based on the mid-year FY 2015/2016 budget amount of \$113,918 and the City service population estimate of 118,450, as shown in Table 4-3.

Traffic Safety. Public works costs for traffic safety are projected at \$5.89 per service population. This factor is based on the FY 2015/2016 mid-year budget amount of \$697,598 and the City service population estimate of 118,450.

Storm Drain Program. Costs for the public works storm drain program are projected at \$0.08 per service population based on FY 2015/2016 mid-year costs of \$9,110 and the current City service population estimate of 118,450.

Community Building Maintenance. Public works community building maintenance and operations costs are projected at \$3.74 per service population. These costs are based on FY 2015/2016 mid-year budget costs of \$442,933 and the current City service population.

Recreation

Recreation costs are projected at \$24.30 per capita based on FY 2015/2016 mid-year expenditures of \$2,607,659 and the City's population estimate of 107,330, as shown in Table 4-3.

Contingency

The fiscal analysis assumes a 10 percent contingency cost factor, based on discussion with city finance staff, to account for unanticipated costs that may be incurred due to economic and State Budgetary uncertainties. The 10 percent contingency factor is applied to the projected total costs, including general government.

**APPENDIX A
SUPPORTING FISCAL ASSUMPTIONS TABLES**

**Table A-1
City Employment Estimate
Serrano Place Residential Project Fiscal Analysis, City of Rialto**

	2012 ¹	2040 ¹	Average Annual Growth Rate	2016 Estimate ²
Rialto Employment	21,100	30,500	1.32%	22,240

Note: 1. The 2012 and 2040 employment numbers are obtained from the SANBAG report cited below.
2. The 2016 estimate as an interpolation of the 2012 to 2040 SANBAG growth forecast.

Sources: Stanley R. Hoffman Associates, Inc.
Southern California Association of Governments (SCAG), *Adopted 2016 Regional Transportation Plan (RTP)*

Table A-2 (page 1 of 3)
General Fund Revenues, Fiscal Year 2015/2016
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Revenue Category	Projected Fiscal Year 2015/2016 Total Budget	Revised Revenue Amount	
		Not Projected in Fiscal Analysis or One-Time Revenue	Revenue Projected in Fiscal Analysis
<u>Tax Revenue</u>			
Property Taxes	\$8,528,000	\$0	\$8,528,000
In Lieu Property Tax (VLF)	10,043,000	0	10,043,000
Sales Tax	11,097,280	0	11,097,280
Transient Lodging Tax	120,000	0	120,000
Unitary Property Tax	326,145	0	326,145
Franchise Fees	3,250,000	0	3,250,000
Franchise Fees-PD	150,000	0	150,000
Proposition 172 Sales Tax-Public Safety	485,000	0	485,000
Property Transfer Tax	360,000	0	360,000
UUT-Telephone/Mobile	2,787,000	0	2,787,000
UUT-Gas/Electric	6,031,000	0	6,031,000
UUT-Water	2,057,000	0	2,057,000
UUT-Cable/Satellite	787,000	0	787,000
UUT-Wastewater	<u>1,418,000</u>	<u>0</u>	<u>1,418,000</u>
<i>Total Tax Revenue</i>	\$47,439,425	\$0	\$47,439,425
<u>Licenses and Permits</u>			
Business Licenses	\$2,200,000	\$0	\$2,200,000
Contractors Licenses	70,000	0	70,000
Truck Delivery Licenses	39,000	0	39,000
Dog Licenses	155,000	0	155,000
Single Family Tract Building Permits	700,000	700,000	0
Plumbing Permits	50,000	50,000	0
Electrical Permits	60,000	60,000	0
Mechanical Permits	60,000	60,000	0
Overload Permits	30,000	30,000	0
Energy No-Fee Permits	5,000	5,000	0
Alarm Permits	60,000	60,000	0
Fire Permits	118,500	0	118,500
Certificates of Occupancy	18,000	18,000	0
Temporary Sign Permits	1,100	1,100	0
Other Licenses and Permits	<u>4,020</u>	<u>4,020</u>	<u>0</u>
<i>Total Licenses & Permits</i>	\$3,570,620	\$988,120	\$2,582,500
<u>Fines and Forfeitures</u>			
Parking Fines (City)	\$300,000	\$0	\$300,000
Court Fines (County)	160,000	160,000	0
Other Fines/Forfeits/Penalties	<u>114,800</u>	<u>0</u>	<u>114,800</u>
<i>Total Fines and Forfeitures</i>	\$574,800	\$160,000	\$414,800
<u>Use of Money & Property</u>			
Interest Income From Other Sources	\$150	\$150	\$0
Rents & Concessions	260,000	0	260,000
Investment Income	<u>213,000</u>	<u>0</u>	<u>213,000</u>
<i>Total Use of Money & Property</i>	\$473,150	\$150	\$473,000

Table A-2 (page 2 of 3)
General Fund Revenues, Fiscal Year 2015/2016
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Revenue Category	Projected Fiscal Year 2015/2016	Revised Revenue Amount	
	Total Budget	Not Projected in Fiscal Analysis or One-Time Revenue	Revenue Projected in Fiscal Analysis
<u>Revenue From Other Agencies</u>			
Motor Vehicle in Lieu Tax	\$41,220	\$0	\$41,220
Disaster Assistance	50,000	50,000	0
State Mandated Reimbursements	103,700	103,700	0
State Local Assistance	200,000	200,000	0
Disability Access State Fee-SB1186	3,000	3,000	0
DUI Emergency Response	9,700	9,700	0
State Business License Fee	5,000	5,000	0
SB 1473 State Revolving Fund Fee	5,000	5,000	0
Mobile Home Park State OPS Permit	25,000	25,000	0
Seismic Motion State Fee	22,500	22,500	0
Police Officers Standard Training (POST)	13,000	13,000	0
RUSD-Fiscal Affairs	60,802	60,802	0
County Reimbursement	8,840	8,840	0
County LF Excavation Charges ¹	3,714,000	3,342,600	371,400
<i>Total Revenue From Outside Agencies</i>	<u>\$4,261,762</u>	<u>\$3,849,142</u>	<u>\$412,620</u>
<u>Charges For Current Services</u>			
Planning Variance Reviews	\$3,500	\$3,500	\$0
Zone Change/Variance	12,100	12,100	0
Residential Plan Check	700,000	700,000	0
Lot Lines and Lot Splits	6,100	6,100	0
Development Agreements	73,500	73,500	0
General Plan Amendment	10,750	10,750	0
Specific Plan Reviews/Changes	12,000	12,000	0
Tentative Map Reviews	19,000	19,000	0
Sale of Maps/Publications	7,500	0	7,500
Conditional Development Reviews	70,000	70,000	0
Environmental Reviews	36,000	36,000	0
Animal Control Fees	15,000	0	15,000
Energy Plan Check	7,000	7,000	0
Issuance Fee	50,000	50,000	0
Public Improvement Inspection	400,000	400,000	0
Grading Inspection	12,000	12,000	0
Fingerprinting	1,000	0	1,000
Reproduction Charges	7,550	0	7,550
Precise Plan Review	120,000	120,000	0
Fire False Alarm Response	100	0	100
Police False Alarm Response	35,000	0	35,000
Police Report Copies	52,000	0	52,000
Engineering General Services	166,000	166,000	0
Engineering Plan Check	1,000,000	1,000,000	0
Police General Services	6,500	0	6,500
Special Investigation Fee	10,000	10,000	0
Ambulance Service Fees	1,808,840	0	1,808,840
Ambulance Subscriptions	60,000	0	60,000
Weed & Lot Cleaning	70,000	0	70,000
Grading Plan Check Fee	530,000	530,000	0
Fire Plan Check Fee	74,000	74,000	0

Table A-2 (page 3 of 3)
General Fund Revenues, Fiscal Year 2015/2016
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Revenue Category	Projected Fiscal Year 2015/2016	Revised Revenue Amount	
	Total Budget	Not Projected in Fiscal Analysis or One-Time Revenue	Revenue Projected in Fiscal Analysis
Utility Inspection Fee	270,000	270,000	0
Traffic Study Fee	4,000	4,000	0
Nuisance Review	51,000	51,000	0
Specific Plan Reviews/Changes	12,000	12,000	0
On Site Improvement Inspection	790,000	790,000	0
Planning General Services	6,500	6,500	0
Inspections for Multi-Family Rentals	200,000	200,000	0
Police Impound Fees	50,000	50,000	0
Other Charges for Current Services	1,200	0	1,200
Department-Premium Engineering	<u>172,800</u>	<u>172,800</u>	<u>0</u>
<i>Total Charges for Current Services</i>	<i>\$6,932,940</i>	<i>\$4,868,250</i>	<i>\$2,064,690</i>
<u>Miscellaneous Revenues</u>			
Gain on Disposition	\$11,900	\$11,900	\$0
Damage/Recovery Restitution	32,090	32,090	0
Administrative Fee	275,000	0	275,000
Passport Service Fee	110,000	0	110,000
PEG Access Funding	137,700	137,700	0
Sale of Property	87,200	87,200	0
Miscellaneous Revenue	<u>623,125</u>	<u>437,755</u>	<u>185,370</u>
<i>Total Other Revenue</i>	<i>\$1,277,015</i>	<i>\$706,645</i>	<i>\$570,370</i>
<u>Transfers-PERS Property Tax</u>	\$200	\$0	\$200
<u>Cost Allocations/Transfers In</u>			
Transfers-Gas Tax	\$1,029,660	\$0	\$1,029,660
Transfers-NSP 3 and NSP Program Income	27,717	0	27,717
Transfers-Waste Management	38,490	0	38,490
Transfers-Fire Development	1,260	0	1,260
Transfers-Landscaping & Lighting District	34,005	0	34,005
Transfers-AQMD 2766	6,190	0	6,190
Transfers-CDBG	63,410	0	63,410
Transfers-Traffic Development	51,300	0	51,300
Transfers-Public Building Authority	12,610	0	12,610
Transfers-Successor Agency	110,000	110,000	0
Transfers-Airport	441,440	0	441,440
Transfers-Water Utility Fund	100,000	0	100,000
Transfers-Utility Billing	64,000	0	64,000
Transfers-CFD 87-1	36,940	36,940	0
Transfers-CFD 2006-1	<u>119,165</u>	<u>119,165</u>	<u>0</u>
<i>Total Transfers In</i>	<i>\$2,136,187</i>	<i>\$266,105</i>	<i>\$1,870,082</i>
<u>RUA - Lease and Contract Payments</u>			
RUA Lease Payments	2,000,000	2,000,000	0
RUA Contract Payments	<u>1,168,000</u>	<u>1,168,000</u>	<u>0</u>
<i>Total RUA - Lease and Contract Payments</i>	<i>\$3,168,000</i>	<i>\$3,168,000</i>	<i>\$0</i>
General Fund Total	\$69,834,099	\$14,006,412	\$55,827,687

Note: 1. City administrative staff estimates that about 10 percent, or \$371,400, of the total County Landfill revenues are contributed from disposal by City residents.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, Fiscal Year July 1, 2015 - June 30, 2016 Budget with Mid-Year Adjustments, 4/19/2016

Table A-3
Property Tax Allocations of Basic One Percent Levy: TRA 6111
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Agency Code	Agency	TRA 6111
AB01 GA01	San Bernardino County General Fund	0.15307690
AB02 GA01	Educational Revenue Augmentation Fund (ERAF)	0.23179467
BF01 GA01	Flood Control Zone 1	0.02717455
BF07 GA01	Flood Control District, Administration, Zones 1 and 2	0.00191085
BL01 GA01	San Bernardino County Free Library	0.01482304
BS01 GA01	County Superintendent of Schools, Countywide	0.00525255
BS01 GA02	Superintendent of Schools, General Tax Levy - ROP	0.00090053
BS01 GA03	County Superintendent of Schools, Physically Handicapped	0.00206612
BS01 GA04	County Superintendent of Schools, Mentally Handicapped	0.00165897
BS01 GA05	County Superintendent of Schools, Development Center	0.00054159
CC28 GA01	City of Rialto	0.14031905
SC54 GA01	San Bernardino Community College	0.05379922
SU50 GA01	Rialto Unified School District	0.33692736
WR04 GL01	Inland Empire Joint Resource Conservation District	0.00206957
WU23 GA01	San Bernardino Valley Municipal Water	<u>0.02768503</u>
	Total	1.00000000
		1.00000000

Sources: Stanley R. Hoffman Associates, Inc.
San Bernardino County Auditor-Controller, Property Tax Division, 11/05/15

Table A-4
Estimated In Lieu Property Tax of Vehicle License Fees (VLF) Factor
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Fiscal Year	VLF - Property Tax In Lieu ¹	Assessed Valuation (AV) ²	VLF per \$1,000,000 AV ³
2011-2012	\$8,022,601	\$5,621,066,120	\$1,430
2012-2013	\$8,244,059	\$5,807,430,485	\$1,420
2013-2014	\$8,561,000	\$6,190,398,467	\$1,380
2014-2015	\$9,340,355	\$6,700,204,467	\$1,390
2015-2016	\$10,043,000	\$7,137,025,171	\$1,410
Average			\$1,410

Notes: 1. The property tax in lieu VLF amounts are from the City's budget as cited below.
2. City assessed valuation is from the County Assessor report as cited below.
3. Estimated VLF per \$1,000,000 AV is rounded to the nearest tens.

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, *Proposed Budget For the Fiscal Year July 1, 2014 - June 30, 2015*
City of Rialto, *Proposed Budget For the Fiscal Year July 1, 2015 - June 30, 2016*
City of Rialto, *Fiscal Year July 1, 2015 - June 30, 2016 Budget with Mid-Year Adjustments, 4/19/2016*
County of San Bernardino, *Assessed Rolls, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016*

Table A-5
Estimated Annual Residential Turnover
Serrano Place Residential Project Fiscal Analysis, City of Rialto

City of Rialto	Occupied Housing Units	Percent Turnover
Total Owner Occupied Units	15,588	
Moved in 2010 or later	2,187	
Moved in 2000 to 2009	<u>5,675</u>	
Total Moved 2000 to 2014	7,862	
Annual Turnover Rate: 2000 to 2014 ¹	562	4%

Note: 1. The annual turnover rate is based on the assumption of fourteen years for the 2000 to 2014 period.

Sources: Stanley R. Hoffman Associates, Inc.
U.S. Census Bureau, 2010-2014 American Community Survey (ACS) 5-Year Estimates, Tenure by Year Householder Moved Into Unit, Report B25038, Rialto, California

Table A-6
Calculation of Use Tax Factor
Serrano Place Residential Project Fiscal Analysis, City of Rialto

Rialto	Amount
<u>Use Tax</u>	
County Pool	\$1,096,279
State Pool	<u>7,566</u>
Total Use Tax	\$1,103,845
	<i>divided by</i>
<u>Point-of-Sale Sales Tax</u>	\$9,532,835
	<i>equals</i>
Use Tax Rate ¹	11.6%

Note: 1. The use tax rate is the County Pool plus the State Pool divided by point-of-sale taxable sales tax.

Sources: Stanley R. Hoffman Associates, Inc.
The HdL Companies, Sales Tax Allocation Totals, Calendar Year 2015

Table A-7
Distribution of City Retail and Non-Retail Taxable Sales
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Major Business Category	Amount	Percent Distribution
Retail Taxable Sales	\$589,693,000	56%
Non-Retail Taxable Sales	<u>454,811,000</u>	<u>44%</u>
Total Point-of-Sales Taxable Sales	\$1,044,504,000	100%

Sources: Stanley R. Hoffman Associates, Inc.
California State Board of Equalization, Taxable Sales in California, 2014

Table A-8
General Fund Net Development Cost Factors
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Category	FY 2015\2016 Amount
A. General Fund Development Services - Code Enforcement Costs	
<u>Development Services - Code Enforcement</u>	\$926,766
	<i>minus</i>
<u>One-Time Charges for Services</u>	
Nuisance Review	\$51,000
	<i>equals</i>
Recurring Net Development Services-Code Enforcement Costs	\$875,766
	<i>divided by</i>
<u>City Service Population</u>	118,450
	<i>equals</i>
Net Development Services Code Enforcement Costs per Service Population	\$7.39
 B. General Fund Development Services Costs	
<u>Development Services (includes Building and Planning Divisions)</u>	\$4,567,422
	<i>minus</i>
<u>One-Time Licenses and Permits</u>	
Seismic Fee	\$22,500
Building Permits	700,000
Plumbing Permits	50,000
Electrical Permits	60,000
Mechanical Permits	60,000
Energy No-Fee Permits	5,000
Certificates of Occupancy	18,000
Mobile Home Park State OPS Permit	25,000
Temporary Sign Permits	<u>1,100</u>
Total One-Time Licenses and Permits	\$941,600
	<i>minus</i>
<u>One-Time Charges for Current Services</u>	
Planning Variance Reviews	\$3,500
Zone Change/Variance	12,100
Residential Plan Check	700,000
Lot Lines and Lot Splits	6,100
Development Agreements	73,500
General Plan Amendment	10,750
Specific Plan Reviews/Changes	12,000
Tentative Map Reviews	19,000
Conditional Development Reviews	70,000
Environmental Reviews	36,000
Energy Plan Check	7,000
Issuance Fee	50,000
Precise Plan Review	120,000
Fire Plan Check Fee	74,000
Utility Inspection Fee	270,000
Inspections for Multi-Family Rentals	200,000
Specific Plan Submissions	12,000
Planning General Services	<u>6,500</u>
Total One-Time Charges for Services	\$1,682,450
	<i>equals</i>
Recurring Net Development Services	\$1,943,372
	<i>divided by</i>
<u>City Service Population</u>	118,450
	<i>equals</i>
Net Development Services Costs per Service Population	\$16.41

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, Fiscal Year July 1, 2015 - June 30, 2016 Budget with Mid-Year Adjustments, 4/19/2016
City of Rialto, City Administrator and Development Services Department

Table A-9
General Fund Net Public Works Engineering Cost Factor
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

Category	FY 2015\2016 Amount
<u>Total General Fund Public Works Engineering Services and Projects</u>	
Engineering Services	\$2,557,072
Engineering - Projects	<u>318,304</u>
Total Public Works Engineering Services and Projects Costs	\$2,875,376
	<i>minus</i>
<u>One-Time Licenses and Permits</u>	
Overload Permits	\$30,000
	<i>minus</i>
<u>One-Time Charges for Services</u>	
Public Improvement Inspection	\$400,000
Grading Inspection	12,000
Engineering General Services	166,000
Engineering Plan Check	1,000,000
Grading Plan Check Fee	530,000
On Site Improvement Inspection	790,000
Traffic Study Fee	4,000
Department-Premium Engineering	<u>172,800</u>
Total One-Time Charges for Service	\$3,074,800
	<i>equals</i>
Recurring Public Works Engineering Services and Project Costs	(\$229,424)
	<i>divided by</i>
<u>City Service Population</u>	118,450
	<i>equals</i>
Public Works Engineering Services Costs per Service Population	not projected

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, *Fiscal Year July 1, 2015 - June 30, 2016 Budget with Mid-Year Adjustments, 4/19/2016*
City of Rialto, City Administrator and Development Services Department

APPENDIX B PROJECT REFERENCES

City of Rialto

Mike Story, City Administrator
909.820.2689

Gina Gibson, Planning Manager, Planning Department
909.820.2535

George Harris, Director of Administrative and Community Services
909.421.7219

Robb Steel, Assistant City Administrator/Development Services Director
909.820.8008

www.ci.rialto.ca.us

Hinderliter de Llamas and Associates

City's sales tax consultant
www.hdlcompanies.com

Proposed Zoning



North

- Agricultural (A-1)
- Single-Family Residential (R-1C)
- Planned Residential Development-Detached (PRD-D)
- Planned Residential Development-Attached (PRD-A)

CITY OF RIALTO PLANNING DIVISION

Initial Study

Serrano Place Residential Subdivision Project

**General Plan Amendment No. 16-01, Zone Change No. 335,
Tentative Tract Map No. 20009, Variance No. 714 and Precise
Plan of Design No. 2444**

**SWC Bloomington Avenue & Willow Avenue
Rialto, CA, 92376
County of San Bernardino**



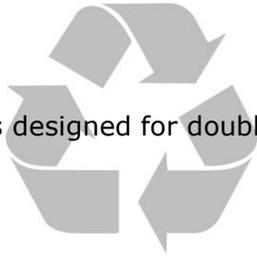
Lead Agency:
City of Rialto
150 South Palm, Rialto CA 92376

Applicant:
R.C. Hobbs Company, Inc.
1110 East Chapman Avenue, Orange, CA 92866

Prepared by:
PGN
PO Box 2473, Menifee, CA 92586

July 28, 2016

- This document is designed for double-sided printing -



Serrano Place Residential Development

Initial Study
Mitigated Negative Declaration

City of Rialto

July 28, 2016



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1 Introduction

The City of Rialto (Lead Agency) received applications for a General Plan Amendment (GPA), Zone Change (ZC), Tentative Tact Map (TTM), Variance (VAR) and Precise Plan of Design (PPD) from R.C. Hobbs Company, Inc. (project applicant) for the development of a 33-unit residential development on approximately 4.57 gross acres located at the southwest corner of South Willow and Bloomington Avenues, addressed as 794 and 814 South Willow Avenue. The approval of the applications constitute a *project* that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code, Section 21000 et seq.), and the State CEQA Guidelines (California Code of Regulations, Section 15000 et. seq.).

This Initial Study has been prepared to assess the short-term, long-term, and cumulative environmental impacts that could result from the proposed residential project.

This report has been prepared to comply with Section 15063 of the State CEQA Guidelines, which sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2.11);
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Section 4.10); and
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (See Section 5).

1.1 – Purpose of CEQA

The body of state law known as *CEQA* was originally enacted in 1970 and has been amended a number of times since then. The legislative intent of these regulations is established in Section 21000 of the California Public Resources Code, as follows:

The Legislature finds and declares as follows:

- a) The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.
- b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.
- c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.
- d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the state take immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.
- e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.
- f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.

Introduction

- g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.

The Legislature further finds and declares that it is the policy of the State to:

- a) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.
- b) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.
- c) Prevent the elimination of fish or wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.
- d) Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.
- e) Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.
- f) Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.
- g) Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.

A concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, is found in Section 21002 of the Public Resources Code, quoted below:

The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

1.2 – Public Comments

Comments from all agencies and individuals are invited regarding the information contained in this Initial Study. Such comments should explain any perceived deficiencies in the assessment of impacts, identify the information that is purportedly lacking in the Initial Study or indicate where the information may be found. All comments on the Initial Study are to be submitted to:

Daniel Casey, Associate Planner
City of Rialto, Development Services Department, Planning Division
150 South Palm Avenue

Rialto, CA 92376
(909) 820-2525, ext. 2075
dcasey@rialto.ca.gov

Following a 30-day period of circulation and review of the Initial Study, all comments will be considered by the City of Rialto prior to adoption.

1.3 – Availability of Materials

All materials related to the preparation of this Initial Study are available for public review. To request an appointment to review these materials, please contact:

Daniel Casey, Associate Planner
City of Rialto, Development Services Department, Planning Division
150 South Palm Avenue
Rialto, CA 92376
(909) 820-2525, ext. 2075
dcasey@rialto.ca.gov



2 Project Description

2.1 – Project Title

Serrano Place Residential Subdivision Project - General Plan Amendment No. 16-01, Zone Change No. 335, Tentative Tract Map No. 20009, Variance No. 714 and Precise Plan of Design No. 2444

2.2 – Lead Agency Name and Address

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

2.3 – Contact Person and Phone Number

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

2.4 – Project Location

The site is located at the southwest corner of South Willow and Bloomington Avenues, addressed as 794 and 814 South Willow Avenue (see Exhibit 1, Regional Context and Vicinity Map). The project site is identified as Assessor Parcel Numbers 0131-212-06, 019 and 020. It is further identified in the southeast quarter of the northwest quarter of Section 14, T1S R5W, San Bernardino Baseline and Meridian. The latitude and longitude is 34° 05' 12.11" North and 117° 22' 30.02" West.

2.5 – Project Sponsor's Name and Address

R.C. Hobbs Company, Inc.
1110 East Chapman Avenue, Orange, CA 92866
Attention: Jeff Moore, Vice President of Operations

2.6 – General Plan Land Use Designation

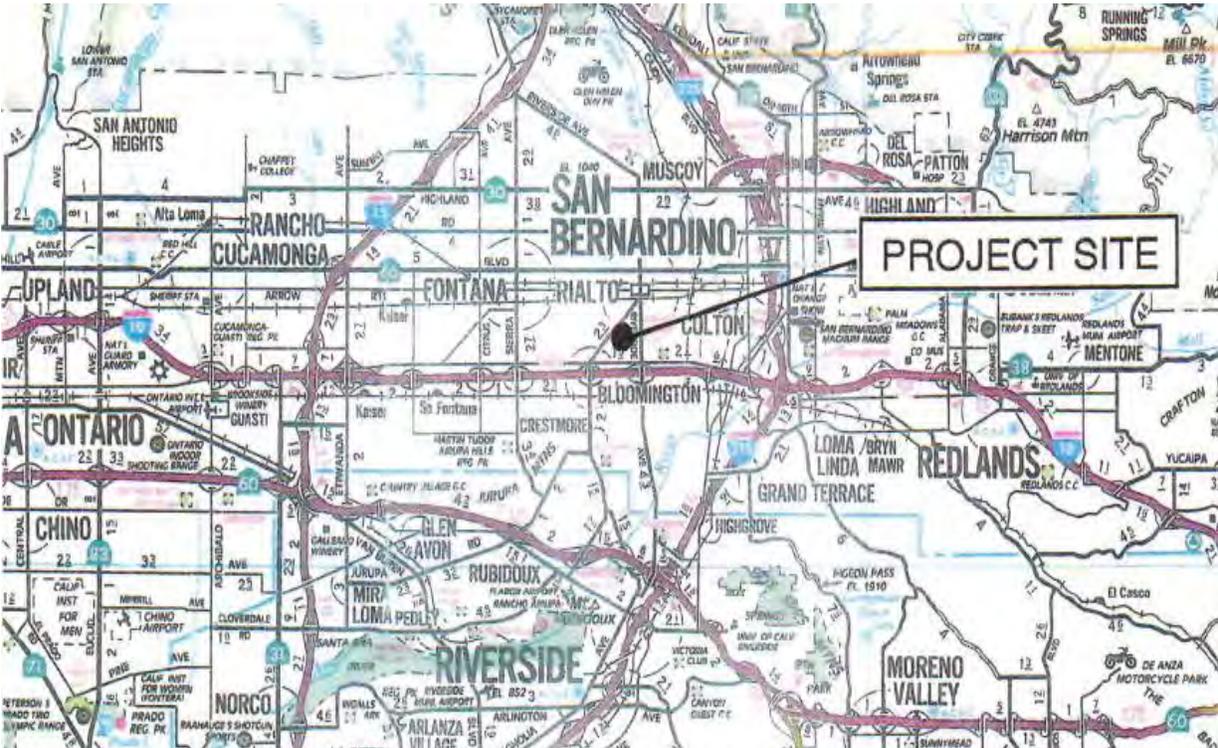
The project site lies within the Residential 2 (0.0 – 2.0 DU/acre) land use designation with an Animal Overlay as identified by the Land Use Element of the City of Rialto General Plan. A proposed designation of Residential 12 (6.1-12.0 DU/Acre) is requested under a General Plan Amendment.

2.7 – Zoning District

The project site is zoned A-1 (Agricultural). A proposed designation of PRD-D, Planned Residential Development-Detached is requested under a change of zone application.

Project Description

Exhibit 1
Regional Context and Vicinity Map



Project Description

Tentative Tract Map No. 20009 proposes to subdivide the project's 4.57 gross acres into 36 lots. Thirty-three lots will be for single-family residential purposes with a range in size from 2,816 to 4,844 square feet. There are proposed three common lots for recreation area (22,388 square feet), open space (2,584 square feet/0.06 acre) and water detention basin (12,410 square feet/0.28 acre).

Variance No. 714 is proposed in conjunction with the project site. The Rialto Municipal Code specifies in Chapter 18.90 - PLANNED RESIDENTIAL DEVELOPMENT-DETACHED (PRD-D) DISTRICT, Section 18.90.070 Development Standards, Sub-section A. Site Area that all detached planned residential developments shall be a minimum gross site area of five acres, with a caveat that sites with lesser area may be permitted when contiguous to an existing planned development and it constitutes a logical extension in arrangement of building facilities and open space. The two parcels proposed under these applications are a total of 4.57 gross acres or approximately 0.43 acres less than 5 acres thus necessitating a need for the variance request.

Precise Plan of Design No. 2444 to allow for the construction and development of 33 single-family residences, a 0.51 acre recreation lot, a 0.06 acre open space lot and a 0.28 acre water detention basin to treat on site water flows together with an enhanced paved entry, perimeter walls and fencing, drive aisles and other appurtenant supporting infrastructure.

PROJECT DESIGN

The project includes 33 single-family detached residential units. There are three plan types proposed with each plan type being a two-story structure. Each plan type has three distinct building style options: Spanish, Country Manor and Country French.

There are three different floor plans.

<u>PLAN</u>	<u>DESCRIPTION</u>	<u>NUMBER</u>	<u>AREA</u>	<u>PORCH</u>	<u>GARAGE</u>
1	3 BR/2½ BATH	12	1,624 S.F.	26 S.F.	420 S.F.
2	3 BR + Loft/2½ BATH	10	1,904 S.F.	60 S.F.	420 S.F.
3	4 BR/3 BATH + Options	11	1,993 S.F.	26 S.F.	420 S.F.

FRONT YARD SETBACKS

Section 18.90.070G(I) of the Rialto Municipal Code (RMC) requires a front yard setback from a private street of thirty-seven (37) feet from curb face. The proposed project includes front yard setbacks as low as twenty-three (23) feet six (6) inches from curb face. However, Section 18.90.070G(4) of the RMC allows the Planning Commission to modify the required setbacks based on evidence that a deviation from the required setback will be in keeping with the intent of the PRD-D zone. According to Section 18.090.020B of the RMC, the intent of the PRD-D zone is to provide greater flexibility to developments that employ creative and practical concepts that are not possible through the strict application of R-1 regulations. Essentially, the intent of the PRD-D zone is to encourage small lot subdivisions with common open space amenities in place of large private yards, however the required front yard setback is an impediment towards achieving that concept. In fact, the required thirty-seven foot setback from curb face is no different than that required by the R-1 zone. With a minimum front yard setback of twenty-three (23) feet six (6) inches from curb face, each residence will still possess a substantial private front yard, and the driveways will still be able to accommodate parking of two vehicles. Therefore, the project would still be in character with the intent of the PRD-D zone.

PARKING

Per Rialto Municipal Code (RMC) Section 18.90.070I two parking spaces per unit shall have a private garage, the capacity shall not be less than two nor exceed three automobiles. Plus one parking for every five dwellings shall be provided for guest parking.

REQUIRED RESIDENTIAL PARKING SPACE

Resident: 2 spaces per dwelling = 66 spaces
Guest: 1 space for every five dwellings = 6.6 spaces
Total required residential parking spaces are 73 spaces.

The applicant is providing 66 garage spaces and 20 open spaces for a total of 86 spaces.

OPEN SPACE

Per RMC 18.90.070Q, a minimum of forty percent of the total project area shall be maintained as open space and shall be functional and integrated into the development. Open space areas shall not include: rights-of-way or vehicle parking and access ways, recreational storage and rubbish storage areas. Additionally, a minimum of forty percent of the open space requirement shall be developed, landscaped and maintained for common open space for the exclusive use and enjoyment by all residents, and developed for recreational or leisure time activities. The required common open space shall be functional and integrated into an aggregate area or areas.

OPEN SPACE SUMMARY

Required Open Space: 79,628 S.F.	Required Common Open Space: 31,851 S.F.
Provided Open Space: 98,636 S.F.	Provided Common Open Space: 37,382 S.F.

The applicant is providing 50 percent of the total site in open space uses and 47 percent within common functional open space areas. Open space amenities include an 18-foot by 35-foot swimming pool, an approximately 290 square foot restroom and pool equipment storage building, play equipment structure, picnic tables, benches, grills and a covered picnic shelter.

Vehicular access will be provided from one 40.5-foot driveway entry off of South Willow Avenue. Access to the units will be from a new private street that connects directly to South Willow Avenue. The roadway will loop around the inside of the project site. There are nine street-side guest parking spaces opposite of Lots 5-10, three spaces located adjacent to Lot 20 and eight spaces directly north of Lot 13. A five-foot sidewalk will be provided in front of all dwelling units and will provide access to the recreation areas and guest parking. The project includes a stubbed-access point adjacent to Lots 11 and 12 to provide potential future access to the south.

The project will be gated and be surrounded with perimeter walls and fencing. The walls will be 6-feet in height (7-feet along Bloomington Avenue) adjacent to the dwelling units and constructed of masonry. Adjacent to the exterior street frontages of Lot A (the recreation area), the walls will transition to tubular steel fencing to allow visibility into the lot from Bloomington Avenue and South Willow Avenue.

Wet and dry utility connections would be made to existing facilities within Bloomington Avenue and South Willow Avenue. There are existing 8-inch water lines in Bloomington Avenue and South Willow Avenue to serve the project. A proposed 8-inch project sewer line will connect to the 18-inch sewer main in South Willow Avenue. Due to topographic constraints, it will be necessary to install a parallel 8-inch sewer line in South Willow Avenue to the next downstream manhole

Project Description

approximately 223 linear feet to the south to gravity serve the project. The project will require the under grounding of utilities along the project frontages.

Project Construction

The project proposes to develop 33 single-family detached residential dwelling units. On-site roads will occupy approximately 0.23 acres, approximately five percent of the total site acreage. The project would include the demolition of two existing single-family detached residential dwelling units currently located within the southern portion of the project site. The project is anticipated to be built in one phase. Construction is expected to begin no earlier than October 2016 and be completed end of August 2017. Opening year is 2017.

2.9 – Background Information

794 South Willow Avenue

The one-story single-family residence is of wood-frame construction and faces Willow Avenue to the east. Its irregularly shaped mass is surmounted by a low-pitched cross-gable roof, which is sheathed with grey composition shingles and ends in wide eaves with exposed rafter tails and fascia boards. The primary façade clad with vertical board-on-board siding, which is painted white with reddish brown trim, and the rest of the exterior wall surface is clad with off-white stucco.

A full-length lean-to attached to the south side of the house sports a very low-pitched shed roof and is entirely painted white. The lean-to is attached to a former single-car garage that has been converted into interior space. The former garage door is now filled with sliding glass doors. The main entry to the house is nestled between the two front-facing gables, each sporting a gable-on-hip at the end, and is almost completely obscured from public view by overgrown tropical landscaping plants. It is approached by a concrete walkway leading from the driveway. Two aluminum-framed sliding windows set in straight wood trim are placed in the gable end to the north of the main entry. Similar windows with no trim are found on the northern side of the southerly gable, which contains the former garage, and on the northern façade next to a second entry with a glazed wooden door. Smaller windows of similar character are found on the rear façade, and a sliding glass door opens to a concrete patio in the rear. The residence is currently occupied and in good condition. Landscaping around the house includes a sizable lawn and mature trees. Ancillary buildings on the property include a detached garage with living quarters on the second floor, a carport, a corrugated metal Quonset building, and dog kennels, all of which were evidently added much later.

City records indicate that this residence was built in 1966 by property owners Walter R. and Betty Darrow, who apparently procured the plans for a 1,786-square-foot house and 20x20-foot garage from the Nationwide Planbook Company in Northridge. Robert and Barbara Breden acquired the property in 1978, bringing with them their dog breeding business known as Pombreden's Pomeranians. The Bredens subsequently built kennels, runs, and other facilities for the business behind the residence, most of which are still extant today. Among these are a kennel building constructed in 1978, and a new garage and "rec" room constructed in 1981, along with additional dog kennels. A small corrugated metal Quonset building at the rear of the property, now used for storage, once housed a tractor used for weed abatement on the adjacent field. Previously, the Bredens kept goats and sheep in the field to help manage vegetation growth.

814 South Willow Avenue

The one-story single-family residence is of wood-frame construction and faces Willow Avenue to the east. The rectangular main mass is surmounted by low-pitched hip roof surrounded by white rain gutters, with a low-pitched, front-facing cross-gable with beige wood trim over a room-sized extension projecting from the northern end of the primary façade. The peak of the gable is filled with a slatted vent, also painted beige, while the remainder of the exterior wall surface is clad in off-white stucco.

The roof is sheathed with light gray composition shingles and ends in a medium eave in the front and narrow eaves on the sides. It flattens slightly and extends over a partial-width open veranda, supported by groups of square wooden posts. An approximately one-foot-tall wooden balustrade extends between the posts across the top. The veranda shelters the off-centered main entry, which is filled with an unglazed door and a security screen, and a large, tripartite sliding window with divided panes and wood trim.

A smaller sliding window with divided panes and a lug sill adorns the front extension. Other fenestration includes two aluminum-framed sliders with wood lug sill that flank a side entry on the northern façade, which has a glazed wood door opening to the paved driveway leading to a detached garage. A paved driveway for recreational vehicle parking lies along the southern side of the residence, and the two driveways are connected by an arced driveway across the front lawn. A low-lying brick planter filled with hedges and bushes wraps around the front and northern façades. The residence is occupied and in good condition.

San Bernardino County real property assessment records indicate that this residence was built in or around 1952. Property owners identified in County and City records include Delmar L. and Sheila M. Border from at least 1972 to 2007, the Bohannon Trust in 2007, and Brian and Melissa Breden beginning in 2008. Building permits issued by the City of Rialto for this address include one for a chain-link fence in 1967 and another for electrical work in 1972.

2.10 – Surrounding Land Uses

The project area consists of a trapezoid-shaped tract of land bounded by Bloomington Avenue on the northwest and South Willow Avenue on the east. It is surrounded mostly by existing single-family residential neighborhoods, with a school compound lying across Willow Avenue to the southeast.

Direction	General Plan Designation	Zoning District	Existing Land Use
Project Site	Residential 2 (0.0-2.0 DU/acre) with an Animal Overlay	A-1 (Agricultural)	Single-family residences and vacant land
North	Residential 6 (2.1-6.0 DU/acre)	R-1C (Single-Family Residential)	Bloomington Avenue and single-family residences
South	Residential 2 (0.0-2.0 DU/acre) with an Animal Overlay	A-1 (Agricultural)	Single-family residences
East	Residential 6 (2.1-6.0 DU/acre)	R-1C (Single-Family Residential)	South Willow Avenue, single-family residences and Milor High School
West	Residential 2 (0.0-2.0 DU/acre) with an Animal Overlay	A-1 (Agricultural)	Single-family residences

Project Description

2.11 – Environmental Setting

The project site is located within a predominately built-out and urbanized area along Bloomington Avenue. The property is asymmetrical-shaped piece of land comprised of three parcels. Topographically the site is flat with surface sheet flow draining towards the east at a rate of approximately 1%. Total relief on site is approximately 13 feet with the highest elevation located at the north end of the property at approximately 1165 feet above mean sea level (amsl), and the lowest elevation located at the southeast side of the property at approximately 1152 feet amsl. The parcels as a whole are approximately 4.57 gross acres in size with approximate dimensions of 350 feet (east-west) by 600 feet (north-south). Most of the property, comprising roughly the northerly three acres, is currently undeveloped open land and is covered by natural grasses and one tree. The southerly portion of the project site contains two existing single-family residences, one of which contained a commercial dog breeding facility.

2.12 – Required Approvals

The City of Rialto is the only land use authority for this project requiring the following approvals:

- General Plan Amendment No. 16-01: to change the land use designation from Residential 2 (0.0 – 2.0 DU/acre) with an Animal Overlay to Residential 12 (6.1-12.0 DU/Acre).
- Zone Change No. 335: to change the zone classification from A-1 (Agricultural) to PRD-D, Planned Residential Development-Detached.
- Tentative Tract Map No. 20009 proposes to subdivide the project's 4.57 gross acres into 36 lots.
 - Variance No. 714 to allow for a modification of Rialto Municipal Code Section 18.90.070A to permit a less than 5 acre site area, and
 - Precise Plan of Design No. 2444 to allow for the establishment and construction of a detached planned residential development.

2.13 – Other Public Agency Whose Approval is Required

Although land use authority is provided by the City of Rialto, the project may be subject to additional permits and/or fees by other public agencies. A summary of these additional requirements are as follows:

Standard permits through the State Water Resources Control Board for compliance with NPDES standards. These include the following: Construction Stormwater General Permit; Notice of Intent to Comply with Section 402 of the Clean Water Act, Construction Stormwater Pollution Prevention Plan (SWPPP); and Approval of O&M SWPPP.

A PM-10 Plan for compliance with Rule 401, Dust Control for the South Coast Air Basin will be required from the South Coast Air Quality Management District (SCAQMD).

The project will be subject to the regional Transportation Uniform Mitigation Fee (TUMF) as administered by the San Bernardino Associated Governments (SANBAG).

No federal agency permits or approvals were identified.

3 Determination

3.1 – 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"/>	Agriculture Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<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 / Housing	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance

3.2 – Determination

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	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.

Name: Daniel Casey, Associate Planner

Date

Determination



4 Evaluation of Environmental Impacts

4.1 – Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?			<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 checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			<input checked="" type="checkbox"/>	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			<input checked="" type="checkbox"/>	

Sources

Information used to prepare the Aesthetics section is from the following sources: project plans, aerial and ground-level photographs of the project area, renderings of the proposed project, the *City of Rialto General Plan Update, 2010*, the California Department of Transportation website identifying the California Scenic Highway Mapping System: San Bernardino County accessed on June 1, 2016 and the *City of Rialto Zoning Ordinance*.

Environmental Setting

The project site is 4.58 gross acres of underdeveloped land. R.C. Hobbs Company proposes to develop the property with new residential units. The project site is adjacent to Bloomington Avenue to the north, with existing single-family residences surrounding the balance of the site and Milor High School to the east across South Willow Avenue. The site is visible from both Bloomington Avenue and South Willow Avenue. The site is not located in an area of a designated State scenic highway and does not contain identified scenic resources such as rock outcroppings or historic buildings. The site is currently occupied with single-family residential and ancillary structures together with undeveloped land, however, these uses are not considered to be a scenic resource by the City of Rialto.

Discussion

a) **Less Than Significant Impact.** Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The City of Rialto's General Plan Community Design element states that scenic resources in the City include views of the San

References

Bernardino and San Gabriel Mountains and their foothills. The project site and surrounding area have immediate views of the San Gabriel Mountains to the north and northwest and the San Bernardino Mountains to the northeast and east. The proposed project is located on a previously developed site, addressed as 794 and 814 South Willow Avenue, within an urbanized area visually dominated by residential and institutional land uses and surface street features. This site is not considered to be within or to comprise a portion of a scenic vista. Construction of the new buildings together with parking and accessory landscaping elements would have less than significant effect on a scenic vista. The proposed development is generally consistent in type and scale with the existing surrounding development. The proposed single-family units will have a height in conformance with proposed development standards of the PRD-D, Planned Residential Development-Detached zone so as to not impede or hinder a scenic view. Therefore, the project will result in a less than significant impact on any scenic vista.

b) **No Impact.** The project is not adjacent to a designated state scenic highway or eligible state scenic highway as identified on the California Scenic Highway Mapping System. Thus, the proposed project would not damage the integrity of existing visual resources or historic buildings located along a State Scenic Highway. No impact on scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, would result. The project site is located in a previously developed, urbanized area, and contains no scenic resources. Therefore, no impact to scenic resources visible from a state scenic highway will occur.

c) **Less Than Significant Impact.** Development of the proposed project could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site's existing surroundings.

Construction of the proposed project would result in short-term impacts to the existing visual character and quality of the area. Construction activities would require the use of equipment and storage of materials within the project site. However, construction activities are temporary and would not result in any permanent visual impact.

Construction of the proposed buildings on the previously developed site would alter the existing visual character of the site. Upon project completion, the proposed buildings would consist of 33 single-family residential units and ancillary recreational structures. The project will not substantially degrade the surroundings, as the current residential development is maintained in accordance with City standards. Therefore, visual impacts to existing visual character of the site are less than significant and no mitigation is required.

d) **Less Than Significant Impact.** Excessive or inappropriately directed lighting can adversely impact nighttime views by reducing the ability to see the night sky and stars. Glare can be caused from unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists).

There are lighting sources adjacent to this site, including freestanding street lights, light fixtures on buildings, pole-mounted lights, traffic signals and vehicle headlights. The proposed project includes interior drive aisles and security lighting and building interior lighting. However, only outdoor lighting could have any effect on neighboring land uses. Light spillover and glare will be prevented by standard development review, which requires conformance to the City's development standards in Chapter 18.61.140 of the City's Municipal Code regarding light

placement, luminosity, and light shield. Adherence to the City's standard lighting control procedures would reduce any impact associated with new lighting to a less-than-significant level.

Sources of daytime glare are typically concentrated in commercial areas, and are often associated with retail uses. Glare results from development and associated parking areas that contain reflective materials such as glass, highly polished surfaces, and expanses of pavement. The proposed residential buildings would have a stucco finish, which is not a surface that causes glare. While windows may contribute to glare impacts, they do not compose substantial square footage of the façade and are included as architectural treatments to enhance aesthetic quality. Given the minimal use of glare-inducing materials in the design of the proposed buildings, reflective glare impacts would be less than significant.

Mitigation Measures

No mitigation is necessary because Aesthetic impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable.

References

4.2 – Agriculture and Forest Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
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 non-agricultural use?				<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			<input checked="" type="checkbox"/>	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: Site Visit; California Department of Conservation, *Farmland Mapping and Monitoring Program of the California Resources Agency* (http://www.conservation.ca.gov/dlrp/Pages/qh_maps.aspx); and California Department of Forestry and Fire Protection and the USDA Forest Service. California Land Cover Mapping and Monitoring Program (LCMMP), Vegetation GIS files. Pacific Southwest Region. EvvegTile51A__02_03_v2. 2007.

Environmental Setting

The proposed project site is located in a suburban area surrounded by residential neighborhoods. According to the California Department of Conservation, *Farmland Mapping and Monitoring Program Map*, the site is designated as urban and built up land. The site has existing residential units and vacant disturbed land and is zoned for agricultural use in the City of Rialto.

The General Plan designates the site as Residential 2 (0.0 – 2.0 DU/acre) land use designation with an Animal Overlay. The site is not under the Williamson Act Contract as shown on the 2012 Williamson Act Lands map for San Bernardino County.

Discussion

a) **No Impact.** The proposed project will be located in a fully developed urbanized area that does not contain agriculture or forest uses. The map of Important Farmland in California (2010) prepared by the Department of Conservation does not identify the project site as being Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No Williamson Act contracts are active for the project site. The property is zoned A-1 (Agricultural). Although the project site has existing vacant land, it is not under active cultivation and has not been cultivated for a number of years based on aerial mapping. The project site is currently designated as Residential 2 (0.0 – 2.0 DU/acre) land use designation with an Animal Overlay in the City of Rialto General Plan. RC Hobbs has submitted an application to amend the General Plan to designate the site Residential 12 (6.1-12 DU/acre) and remove the Animal Overlay. Therefore, because the site has not been designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, there is no impact from the project on these types of farmland.

b) **Less Than Significant Impact.** Currently, the site is designated an A-1 (Agricultural) District and has a land use designation of R2 (Residential 2) with a Animal Overlay. With the development of the project, the existing structures will be demolished. The applicant is requesting a General Plan Amendment to increase the density of residential development and remove the animal overlay and the Change of Zone application will re-designate the project site as Planned Residential Development-Detached, PRD-D. There are other residential developments in the vicinity to the north, south, east, and west, so the project would be compatible with the existing surroundings. The project will be developed consistent with the City Design Guidelines, so it will be aesthetically compatible with surrounding development. Therefore, impacts to existing land use compatibility are less than significant and no mitigation is required

c) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* The project site and surrounding properties are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). The USDA Forest Service vegetation maps for the project site identify it as *urban* type, indicating that it is not capable of growing industrial wood tree species. The project site has already been developed with residential uses, with no substantial vegetation onsite. Therefore, development of this project will have no impact to any timberland zoning.

d) **No Impact.** The project site was previously developed land with buildings with limited ornamental landscaping; thus, there will be no loss of forest land or conversion of forest land to non-forest use as a result of this project. No impact will occur.

e) **No Impact.** The project site is a previously developed site within an urban environment. The project is surrounded by other residential and institutional uses. The project would not encroach onto agricultural land and would not encourage the conversion of existing farmland to non-agricultural uses. None of the surrounding sites contain existing forest uses. Development of this project will not change the existing environment in a manner that will result in the conversion of forest land to a non-forest use. No impact will occur.

References

Mitigation Measures

No mitigation measures are necessary because Agricultural and Forestry impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.3 – Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			☑	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			☑	
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)?			☑	
d) Expose sensitive receptors to substantial pollutant concentrations?			☑	
e) Create objectionable odors affecting a substantial number of people?			☑	

Sources

Information used to prepare this section is from the following sources: *Air Quality and Global Climate Change Impact Analysis, Kunzman Associates, Inc., February 8, 2016* and *City of Rialto General Plan Update, 2010*.

Environmental Setting

Local jurisdictions, such as the City of Rialto, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City is also responsible for the implementation of transportation control measures as outlined in the 2007 and 2012 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation. In accordance with the CEQA requirements, the City does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the City and region will meet federal and state standards. Instead, the County relies on the expertise of

References

the SCAQMD and utilizes the SCAQMD CEQA Handbook as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

Discussion

a) **Less Than Significant Impact.** The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2010 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

A. Criterion 1 - Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in Kunzman's analysis, neither short-term construction, nor long-term operation of the proposed project will result in significant impacts based on the SCAQMD regional and local thresholds of significance. Therefore, the proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

B. Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to insure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The Regional Comprehensive Plan and Guide (RCP&G) consists of three sections: Core Chapters, Ancillary Chapters, and Bridge Chapters. The Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management chapters constitute the Core Chapters of the document. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the City of Rialto General Plan Land Use Element defines the assumptions that are represented in the AQMP.

The project site is currently designated as Residential 2 in the General Plan. Residential 2 is a residential land use classification and the proposed project proposes residential uses. The proposed project is inconsistent with the current land use designation and would require a General Plan Amendment to Residential 12 (6.1-12 DU/acre) that allows for up to 12 dwelling units per acre and a rezone to Planned Residential Development Detached (PRD-D). Although the proposed project is currently inconsistent with the General Plan land use designation for the project site, the proposed project would be consistent with the adjacent residential land uses and would be in substantial compliance with the Land Use Element goals and policies. As such, once the General Plan Amendment and Change of Zone are approved, the proposed project would not result in an inconsistency with the current land use designation. Therefore, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion. Therefore, a less than significant impact will occur.

b) **Less Than Significant Impact.** A project may have a significant impact if project related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to existing or project air quality violations. The proposed Project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the South Coast Air Quality Management District (SCAQMD). Both the State of California (State) and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM₁₀), fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}), and lead (Pb). The State has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. Table 4.3-1 (South Coast Air Basin Attainment Status) summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

References

Table 4.3-1

South Coast Air Basin Attainment Status

Pollutant	Averaging Time	National Standards ¹	Attainment Date ²	California Standards ³
1979 1-Hour Ozone ⁴	1-Hour (0.12 ppm)	Nonattainment (Extreme)	11/15/2010 (Not attained ⁴)	Extreme Nonattainment
1997 8-Hour Ozone ⁵	8-Hour (0.08 ppm)	Nonattainment (Extreme)	6/15/2024	Nonattainment
2008 8-Hour Ozone	8-Hour (0.075 ppm)	Nonattainment (Extreme)	12/31/2032	
CO	1-Hour (35 ppm) 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007 (Attained)	Maintenance
NO ₂ ⁶	1-Hour (100 ppb) Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (Attained)	Attainment
SO ₂ ⁷	1-Hour (75 ppb)	Designations Pending	Pending	Attainment
	24-Hour (0.14 ppm) Annual (0.03 ppm)	Unclassifiable/ Attainment	3/19/1979 (Attained)	
PM10	24-Hour (150 µg/m ³)	Nonattainment (Serious) ⁸	12/31/2006 (Redesignation request submitted) ⁸	Nonattainment
PM2.5	24-Hour (35 µg/m ³)	Unclassifiable/ Attainment	Attained	Unclassified
Lead	3-Months Rolling (0.15 µg/m ³)	Nonattainment (Partial) ⁹	12/31/2015	Attainment

Notes:

¹ Obtained from Draft 2012 AQMP, SCAQMD, 2012. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassified/Attainment or Unclassifiable.

² A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.

³ Obtained from <http://www.arb.ca.gov/desig/adm/adm.htm>.

⁴ 1-hour O standard (0.13 ppm) was revoked, effective June 15, 2005; however, the Basin has not attained this standard based on 2008-2010 data has some continuing obligations under the former standard.

⁵ 1997 8-hour O standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the 1997 O3 standard and most related implementation rules remain in place until the 1997 standard is revoked by U.S. EPA.

⁶ New NO 1-hour standard, effective August 2, 2010; attainment designations January 20, 2012; annual NO standard retained.

⁷ The 1971 annual and 24-hour SO standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area

designations for the 2010 SO₂ 1-hour standard. Area designations expected in 2012, with SSAB designated Unclassifiable/Attainment.

⁸ Annual PM₁₀ standard was revoked, effective December 18, 2006; re-designation request to Attainment of the 24-hour PM₁₀ standard is pending with U.S. EPA.

⁹ Partial Nonattainment designation - Los Angeles County portion of Basin only.

Emissions

Construction Emissions

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. This model was prepared by SCAQMD for use on projects occurring within the South Coast basin and has been adopted by several other air districts within California. The model includes many default values which can be overridden to include site-specific data by the modeler, which requires appropriate documentation of the source. The model estimates the daily emissions for criteria pollutants and GHGs and has allowances for mitigation measures to be applied, if required.

The Project inputs for the model were estimated based on site drawings and project descriptions provided by RC Hobbs and their engineering consultant. Assumptions are documented in the model output and are discussed in the next section.

Table 4.3-2 *Construction-Related Criteria Pollutants* shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Furthermore, minimum requirements for SCAQMD's Rule 403, include the application of the best available dust control measures to be used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Implementation of best available dust control measures were assumed in the model to include watering of the site's exposed area two times per day, which significantly reduced PM₁₀ and PM_{2.5} construction emissions. Therefore, none of SCAQMD's thresholds would be exceeded during demolition, grading and construction after dust control measures and typical BMPs for the control of emissions are implemented. Because the model assumed compliance with SCAQMD Rules for the control of criteria pollutants, Conditions of Approval for the project will include compliance with SCAQMD's Rule 403 as a general condition.

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD's methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology.

References

Table 4.3-2 Construction-Related Criteria Pollutants

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Demolition						
Onsite	4.29	45.66	35.03	0.04	2.35	2.14
Offsite	0.08	0.27	1.16	0.00	0.18	0.05
Total	4.36	45.93	36.19	0.04	2.53	2.20
Grading						
Onsite	3.67	38.45	26.08	0.03	4.62	3.32
Offsite	0.06	0.08	1.03	0.00	0.17	0.05
Total	3.73	38.53	27.11	0.03	4.79	3.37
Building Construction						
Onsite	3.41	28.51	18.51	0.03	1.97	1.85
Offsite	0.11	0.53	1.53	0.00	0.21	0.06
Total	3.51	29.04	20.04	0.03	2.18	1.91
Paving						
Onsite	1.70	16.80	12.48	0.02	1.01	0.93
Offsite	0.08	0.10	1.24	0.00	0.23	0.06
Total	1.77	16.90	13.72	0.02	1.23	0.99
Architectural Coatings						
Onsite	22.11	2.19	1.87	0.00	0.17	0.17
Offsite	0.01	0.02	0.19	0.00	0.03	0.01
Total	22.12	2.20	2.05	0.00	0.21	0.18
Total for overlapping phases	27.40	48.14	35.81	0.05	3.61	3.08
SCQAMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Air Quality and Global Climate Change Impact Analysis, Kunzman Associates, Inc., February 8, 2016 and CalEEMod Version 2013.2.2.

Notes:

1. On-site emissions from equipment not operated on public roads.
2. Off-site emissions from vehicles operating on public roads.
3. Construction, paving and painting phases may overlap.

Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

Operational Emissions

The worst-case summer or winter emission rates from the CalEEMod model was used to determine operational emissions generated from the project and are shown in Table 4.3-3, *Operational Regional Criteria Air Pollutant Emissions*.

Table 4.3-3 Operational Regional Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	ROGs	NOx	CO	SO ₂	PM10	PM2.5
Area Sources ¹	1.49	0.03	2.42	0.00	0.05	0.05
Energy Usage ²	0.03	0.25	0.11	0.00	0.02	0.02
Mobile Sources ³	1.06	3.46	12.67	0.03	2.05	0.58
Total Emissions	2.57	3.73	15.19	0.03	2.12	0.64
SCQAMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Air Quality and Global Climate Change Impact Analysis, Kunzman Associates, Inc., February 8, 2016 and CalEEMod Version 2013.2.2.

Notes:

1. Area sources consist of emissions from consumer products, architectural coatings, hearths and landscaping equipment.
2. Energy usage consists of emissions from generation of electricity and on-site non-hearth gas usage.
3. Mobile sources consist of emissions from vehicles and road dust.

As shown in Table 4.3-3, none of the emissions thresholds are exceeded during the operation of the project. Therefore, Air Quality impacts associated with project operation would be less than significant.

According to *The California Almanac of Emissions and Air Quality 2013 Edition*, prepared by CARB, toxic air contaminants (TAC), specifically Particulate matter (PM) from diesel exhaust, results in about 80 percent of the outdoor cancer risk. Some chemicals in diesel exhaust, such as benzene and formaldehyde have been listed as carcinogens by State Proposition 65 and the Federal Hazardous Air Pollutants program. Due to the nominal number of diesel truck trips generated by the proposed 33-unit residential project, a less than significant toxic air contaminant impact would occur during the on-going operations of the proposed project and no mitigation would be required according to the Kunzman report.

c) **Less Than Significant Impact.** Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As is required of the proposed project, other concurrent construction projects and operations in the region, they will be required to implement standard air quality regulations and mitigation pursuant to State CEQA requirements. Such measures include

References

compliance with SCAQMD Rule 403, which requires daily watering to limit dust and particulate matter emissions. Impacts will be less than significant with standard conditions applied.

Air toxics from the construction and operation of the project are expected to be limited to fuel combustion, which is primarily vehicle exhaust. The most significant toxic air contaminant (TAC) emission related to construction and operation activities will be diesel exhaust particulate, which is anticipated to have the greatest potential effects on health risk. Diesel particulate matter has potential for long-term cancer risks only; it has no acute (short-term) cancer risk factors.

Construction is a temporary activity, and the potential incremental cancer risk from construction activities is very small. (Potential cancer risks are large only when there is a very long, continuous exposure, on the order of tens of years.) The incremental cancer risk that could be caused by construction activities is not expected to exceed the cancer risk significance thresholds. Likewise, the hazard indices are not expected to be exceeded.

The CalEEMod emissions estimates for on-site operations, including mobile emissions within the parking area, show that PM10 from combustion is 0.05 lbs/day. Thus, as with the construction, ongoing operations are not anticipated to have significant air toxic impacts.

d) **Less Than Significant Impact.** Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, outdoor athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The nearest land uses that considered *sensitive receptors* are the residential dwelling units located adjacent to the project site on the south and west. The proposed residential development will not generate toxic pollutant emissions because the proposed residential use is characterized as typical residential uses that do not produce such emissions. The proposed residential development, therefore, would have a less than significant impact on sensitive receptors relating to toxic pollutant emissions.

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential for violation of state and federal CO standards at study area intersections, even if the broader Basin is in attainment for federal and state levels. In general, SCAQMD and the California Department of Transportation Project-Level Carbon Monoxide Protocol (CO Protocol) recommend analyzing CO hotspots when a project has the potential to result in higher CO concentrations within the region and increase traffic congestion at an intersection operating at level of service (LOS) D or worse by more than two percent. There has been a decline in CO emissions over the past two decades even though vehicle miles traveled (VMT) on U.S. urban and rural roads have increased. Three major control programs have contributed to the reduced per vehicle CO emissions: exhaust standards, cleaner burning fuels, and motor vehicle inspection/maintenance programs. There are no designated CO hotspots in the immediate vicinity of the project. Impacts related to CO hotspots will be less than significant.

e) **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed residential development does not include any of the above noted uses or process. The short-term construction sources may emit odors including the application of materials such as asphalt

pavement, paints, and solvents and prom emissions from diesel equipment. However, SCAQMD Rule 1108 limits the amount of volatile organic compounds from asphalt paving; mandatory compliance with SCAQMD rules would ensure that no construction activities or materials would be included that would create a significant level of objectionable odors. Potential sources that may emit odors during the on-going operations of the proposed project would primarily occur from odor emissions from the trash storage areas. Pursuant of the City regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for trash storage areas. In combination with the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the proposed project. Therefore, a less than significant odor impact would occur and no mitigation would be required.

Mitigation Measures

No mitigation measures are necessary because Air Quality impacts will be less than significant with standard conditions applied.

Level of Significance After Mitigation

Not Applicable

References

4.4 – Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			<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, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				<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 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 checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<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 checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: *General Biological Resources Assessment, Serrano Place, Rialto, California*, RCA Associates, LLC January 15, 2016; USGS San Bernardino South, California Quadrangle (1967); California Natural Diversity Database;

United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper; US Fish & Wildlife Services, Environmental Conservation Online System; California Department of Fish and Wildlife, California Regional Conservation Plans Map; and *City of Rialto General Plan Update*, 2010.

Environmental Setting

The observations are based on the results of the field investigation conducted on January 11, 2015 by RCA Associates, LLC. Residential dwellings are located immediately adjacent to the site to the north, south, east, and west. Biological surveys were conducted on a 4.57-acre parcel. Focused surveys were also performed for the burrowing owl, which is a State Species of Special Concern. The site has been significantly disturbed by past human activities including mowing and plowing activities. The property supports a disturbed grassland community and support only a few plant species including erodium (*Erodium texanum*), brome grasses (*Bromus* sp.), lathyrus (*Lathyrus* sp.), Russian thistle (*Salsola tragus*), and yellow-green matchweed (*Gutierrezia sarothrae*) (Figures 3). The USGS San Bernardino South, California Quadrangle (1967) does not show any blue-line channels or other water features within the boundaries of the parcels or in the immediate area. In addition, no sensitive habitats (e.g., sensitive species critical habitats, etc.) have been documented in the immediate area according to the California Natural Diversity Database (CNDDDB) (2016) and none were observed during the biological field investigations.

Discussion

a) **Less Than Significant Impact.** General biological surveys were conducted on January 11, 2016 during which a biologist from RCA Associates LLC (Randall Arnold, Senior Biologist) initially walked meandering transects throughout the property site. During the surveys, data was collected on the plant and wildlife species present on the site. All plants and wildlife detected during the surveys were recorded and are provided in their report in Tables 1 & 2. The property was also evaluated for the presence of habitats which might support sensitive species.

Following completion of the initial reconnaissance survey, protocol surveys were conducted for the burrowing owl as per agency requirements. Weather conditions consisted of wind speeds of 0 to 5 mph, temperatures in the mid 50's (°F) (PM) with about 10 percent cloud coverage. The owl survey was performed to determine the presence/absence of the species, as well as the presence/absence of suitable (i.e., occupiable) burrows. CDFW protocol requires surveys be performed at sunrise or sunset when owls are most active; therefore, the surveys were performed at sunrise from 0645-0900 hours. Owls typically utilize fossilized burrows which have been dug by other animals (e.g., dogs, coyotes, fox, etc.) and which have been abandoned. CDFW protocol also requires surveys be conducted in the surrounding area; however, the site is completely surrounded by existing houses and/or roads which prevented any "zone of influence" surveys from being conducted.

As part of the environmental process, California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) data sources were reviewed. Following the data review, surveys were performed on the site on January 11, 2016 during which the biological resources on the site and in the surrounding areas were documented by biologists from RCA Associates LLC (Randy Arnold, Senior Biologist). As part of the surveys, the property and adjoining areas were also evaluated (where possible) for the presence of native habitats which may support populations of sensitive wildlife species.

Based on data from USFWS, CDFW, and a search of the California Natural Diversity Database (CNDDDB, 2016), seventeen (17) plant and animal species have been documented in the general

References

region (CNDB, 2016). None of these species are expected to inhabit the site given the absence of suitable habitats. In addition, no special status plant or wildlife species were observed on the site, and none are expected to occur on the site in the future based on the results of the biological field investigations and the currently level of disturbance.

The property showed a significant amount of past and ongoing disturbance. The site appears to have been mowed in the recent past and there were indications that the site had also been plowed. The site supports a disturbed grassland community with Lathyrus (*Lathyrus* sp.), erodium (*Erodium tragus*), brome grasses (*Bromus* sp.), Russian thistle (*Salsola tragus*), and yellow-green matchweed (*Gutierrezia sarothrae*) the most common species observed. Other species which were noted during the field investigations including horehound (*Marrubium vulgare*), bur-sage (*Ambrosia dumosa*), common sunflower (*Helianthus annuus*), and one citrus tree (*Citrus* sp.).

Very few wildlife species were observed due to the location of the site being in an urban area and the level of disturbance on the site. The only bird species observed included ravens (*Corvus corax*), song sparrows (*Melospiza melodia*), and Brewer's blackbirds (*Euphagus cyanocephalus*); although, numerous other avian species typically occur in the area during the spring and summer months. Mammals such as pocket gophers (*Thomomys botta*) and deer mice (*Peromyscus maniculatus*) may also be present on the site based on the presence of sign (dirt mounds and burrows, respectively). Side-blotched lizards (*Uta stansburiana*), western whiptail lizards (*Cnemidophorus tigris*), and western fence lizards (*Sceloporus occidentalis*) are common in the general area and may occur on the site in limited numbers; although, no reptiles were observed during the field investigations. No distinct wildlife corridors were identified on the site or in the immediate area.

In terms of the wildlife species, only two (burrowing owl and coastal whiptail lizard) could potentially inhabit the site. However, the focused/protocol surveys conducted for the burrowing owl did not identify any owls or owl sign (e.g., suitable burrows, casting, whitewash, etc.) and no suitable (i.e., "occupiable") burrows were observed. The probability of owls moving onto the site in the future is very low based on the results of the field investigations and the absence of any suitable burrows that the species could utilize. In addition, no coastal whiptail lizards were observed during the focused owl surveys, which provide comprehensive coverage of the site. Furthermore, the site is completely surrounded by existing houses; consequently, there is a very low probability of any coastal whiptail lizards ever moving onto the site in the future.

Future development activities are expected to result in the removal of all vegetation on the site; however, cumulative impacts to the general biological resources (plants and animals) are expected to be negligible. This assumption is based on the fact the site shows a significant level of past and ongoing disturbance, and the presence of a disturbed grassland community that supports only a few plant species. In addition, impacts to wildlife species are expected to be negligible. Future development activities are not expected to have any impact on any State or Federal listed or State special status plant or animal species. The site has been significantly disturbed and does not support suitable habitat for any special status plant. In addition, of the two sensitive wildlife species that could potentially inhabit the site (i.e., burrowing owl and coastal whiptail lizard), neither species was observed on the property and they are not expected to inhabit the site in the future. However, CDFW may require a 30-day pre-construction owl survey be performed immediately prior (i.e., 30-days or less) to the start of any future construction activities associated with the proposed project. If any sensitive species are observed on the property during future activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required for the individual species. CDFW and USFWS are the only agencies which can grant authorization for the "take" of any special status species,

and can approve the implementation of any applicable mitigation measures. The proposed project would, therefore, not have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status species in local or regional plans or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS). Considering the lack of habitat on the property, less than significant impact to wildlife species of concern will occur.

b) **No Impact.** The project site is located on land that has been previously developed in a primarily residential portion of the City. The site has been previously developed, and has very limited landscaping. There is no riparian habitat onsite. The USGS San Bernardino South, California Quadrangle (1967) does not show any blue-line channels or other water features within the boundaries of the parcels or in the immediate area. As such, no impact to riparian habitat or other sensitive natural habitat would occur.

c) **No Impact.** According to the federal National Wetlands Inventory, the project site does not contain any wetlands; furthermore, the proposed project would not disturb any offsite wetlands as no wetlands are adjacent to the project site. There is no vegetation or on-site water features indicative of potential wetlands. No impact will occur.

d) **No Impact.** The project site is currently partially developed and is surrounded by existing residential development and a public institutional use, preventing the use of the project site and surrounding area as a wildlife corridor. The project site contains very limited ornamental vegetation, in the context of a completely urbanized setting located in the City of Rialto. There are no substantial vegetated areas or waterbodies located on-site. The project site does not provide for the movement of any native resident or migratory fish or wildlife. No impact will occur.

e) **No Impact.** The City of Rialto does not have any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, implementation of the proposed project would not have an adverse impact

f) **No Impact.** The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan because neither the City of Rialto nor the County of San Bernardino have adopted Habitat Conservation Plan areas according to the US Fish & Wildlife Services, Environmental Conservation Online System (ECOS) mapping or any Natural Community Conservation Plan areas apply to the project site according to the California Department of Fish and Wildlife, California Regional Conservation Plans Map. Therefore, implementation of the proposed project would have no adverse impact. No impact would occur.

Mitigation Measures

No mitigation measures are necessary because Biological Resource impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

References

4.5 – Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			<input checked="" type="checkbox"/>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		<input checked="" type="checkbox"/>		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		<input checked="" type="checkbox"/>		
d) Disturb any human remains, including those interred outside of formal cemeteries?		<input checked="" type="checkbox"/>		
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update, 2010*; *Historical/Archaeological Resources Survey Report: Tentative Tract Map No. 20009, Serrano Place Project, City of Rialto, San Bernardino County, California, CRM TECH, May 3, 2016.*

Environmental Setting

Historical research for the study site is based on published literature in local and regional history, U.S. General Land Office survey plat maps dated 1856, U.S. Geological Survey (USGS) topographic maps dated 1902-1980, and aerial photographs of the Rialto area taken in 1938-2012. The historic maps are collected at the Science Library of the University of California, Riverside, and the California Desert District of the U.S. Bureau of Land Management, located in Moreno Valley. The aerial photographs are available at the NETR Online website. After the identification of historic-era buildings in the project area, CRM TECH pursued more specific and in-depth research on the history of the buildings in the project area. Sources consulted during this phase of the research included primarily the archival records of the County of San Bernardino and the City of Rialto, particularly property tax assessment records and building safety records, online genealogical databases, and an oral historical interview with the current property owner, Barbara Breden.

In order to identify and evaluate such resources, CRM TECH conducted a historical/archaeological resource records search, pursued historical background research, contacted Native American representatives, and carried out an intensive-level field survey. The results of these research procedures indicate that a 1850s-era wagon road that was previously designated a part of Pending Site P1074-61H once extended across the project location, but no remnants of the road can be found in the area today. P1074-61H, therefore, no longer exists in the project vicinity.

During the field survey, two late-historic-period single-family residences located at 794 and 814 South Willow Avenue, constructed in 1966 and 1952, respectively, were identified in the project area and recorded into the California Historical Resources Inventory. Neither of these residences, however, appears to meet the statutory definition of "historical resources" pursuant to CEQA provisions. No other potential "historical resources" were found to be present within or adjacent to the project boundaries.

On March 29, 2016, CRM TECH archaeologist Nina Gallardo completed the records search at the South Central Coastal Information Center (SCCIC). Located on the campus of California State University, Fullerton, the SCCIC is the State of California's official cultural resource records repository for the County of San Bernardino, and a part of the California Historical Resource Information System established and maintained under the auspices of the California Office of Historic Preservation. During the records search, Gallardo examined maps and records on file at the SCCIC for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project area. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or San Bernardino County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

Discussion

a) **Less Than Significant Impact.** This property does not satisfy any of the criteria for a historic resource defined in Section 15064.5 of the State CEQA Guidelines. An 1850s-era wagon road that was previously designated a part of Pending Site P1074-61H once extended across the project location, but no remnants of the road can be found in the area today. P1074-61H, therefore, no longer exists in the project vicinity.

Two late-historic-period single-family residences located at 794 and 814 South Willow Avenue were identified in the project area during this study and recorded into the California Historical Resources Inventory. They constitute the only potential "historical resources" in existence within or adjacent to the project area.

In the early 1950s, it appears that three buildings had been constructed in the project area, two in the northeastern corner and one in the southeastern corner. An aerial photograph from 1959, however, confirms the presence of only the building in the southeastern corner, and shows the rest of the property to be undeveloped. The building clearly represented the residence located at 814 South Willow Avenue today, which was built in or around 1952.

The second residence in the project area, at 794 South Willow Avenue, was built in 1966 by property owners Walter R. and Betty Darrow, who procured the building plans from the Nationwide Planbook Company in Northridge. Robert and Barbara Breden acquired this portion of the project area in 1978, bringing with them a dog breeding business known as Pombreden's Pomeranians, and subsequently constructed kennels, runs, and other facilities for the business behind the residence. In 2008, members of the Breden family also acquired the residence at 814 South Willow Avenue. The northern portion of the project area, acquired by Robert and Barbara

References

Breden in 1979 has remained undeveloped to the present time. A corrugated metal Quonset building behind the residence at 794 South Willow Avenue, now used for storage, once housed a tractor used for weed abatement in this area. Previously, the Bredens kept goats and sheep in the field to help manage vegetation growth.

The construction of the residences coincided with the beginning of the gradual transition of the Rialto area—and the Inland Empire region in general—from its agrarian roots to the present-day suburban character, dominated by residential and related development. The recorded buildings retain sufficient historic integrity to relate to this episode in the city's development, but they do not demonstrate a particularly close or important association with this pattern of events, or with any other established themes in local history.

The historical background research has identified no persons or specific events of recognized historic significance, nor any prominent architects, designers, or builders in association with these buildings. In terms of architectural or aesthetic merits, neither of the buildings represent an important example of its style, type, period, region, or method of construction, or embodies any particular architectural ideals or design concepts. They have not received a local historical designation, nor do they appear to hold any special historical interest to the community. Based on these considerations, and in light of the criteria listed above, the two single-family residences recorded at 794 and 810 South Willow Avenue do not appear eligible for listing in the California Register of Historical Resources. Since neither of them is currently included in a local register of historical resources, the present study further concludes that these buildings do not meet the statutory definition of "historical resources" pursuant to CEQA provisions. Therefore, the development of the project site into a residential development would have a less than significant impact on historic resources and no mitigation is required.

b) Less Than Significant Impact With Mitigation Incorporated. The property is a previously developed site in an urbanized area. No known archaeological sites are documented. The potential for uncovering such significant resources at the project site during construction activities is considered remote given that no such resources have been discovered during prior development activity within the area, and the fact that the site has been significantly disturbed in the past for construction of the existing structures. Only minor excavation will be necessary; therefore it is considered unlikely that archeological resources would be found.

In accordance with standard City procedures, a halt-work condition would be in place in the unlikely event that archaeological resources are discovered during construction. The contractor would be required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether they are a "unique archaeological resource" as defined in Section 21083.2(g) of the State CEQA Statutes. If this determination is positive, the scientifically consequential information must be fully recovered by the archaeologist consistent with standard City protocol. However, if during grading, any archaeological resources are uncovered Mitigation Measure CR-1 will be implemented. See Mitigation Measure Section below for the list of measures.

c) Less Than Significant Impact With Mitigation Incorporated. The property is a previously developed site in an urbanized area. No known paleontological sites are documented. The potential for uncovering such significant resources at the project site during construction activities is considered remote given that no such resources have been discovered during prior development activity within the area, there are no unique geological resources on or near the project site, and the fact that the site has been significantly disturbed in the past for construction of the existing structures. Only minor excavation will be necessary; therefore it is considered unlikely that paleontological resources would be found.

In accordance with standard City procedures, a halt-work condition would be in place in the unlikely event that paleontological resources are discovered during construction. The contractor would be required to halt work in the immediate area of the find and to retain a professional paleontologist to examine the materials to determine whether they are a unique paleontological resource. If this determination is positive, the scientifically consequential information must be fully recovered by the paleontologist consistent with standard City protocol. However, if during grading, any paleontological resources are uncovered Mitigation Measure CR-1 will be implemented. See Mitigation Measure Section below for the list of measures.

d) **Less Than Significant Impact With Mitigation Incorporated.** It is unlikely that human remains could be uncovered during grading operations, considering that the project site was previously disturbed during construction of the past structures and demolition. Nonetheless, should suspected human remains be encountered, the contractor would be required to notify the County Coroner in accordance with Section 7050.5 of the California Health and Safety Code, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she would be required to contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Through this existing regulatory procedure, impacts to human remains would be avoided. Mitigation Measure CR-2 shall be implemented to ensure that impacts in regard to disturbance of human remains are reduced to less than significant. See Mitigation Measure Section below for the list of measures.

e) **No Impact.** The project would not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074. On March 28, 2016, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's sacred lands file. Following the NAHC's recommendations and previously established consultation protocol, CRM TECH further contacted a total of 14 tribal representatives in the region in writing on April 4, 2016, for additional information on potential Native American cultural resources in or near the project area. In response to CRM TECH's inquiry, the NAHC reported that the sacred lands record search identified no Native American cultural resources within the project area, but recommended that local Native American groups be contacted for further information. For that purpose, the NAHC provided a list of potential contacts in the region. Upon receiving the NAHC's response, CRM TECH sent written requests for comments to all 13 individuals on the referral list and the organizations they represent. In addition, as referred previously by the appropriate tribal government staff, Raymond Huaute, Cultural Resources Specialist for the Morongo Band of Mission Indians, was also contacted. As of May 3, 2016, three of the tribes contacted have responded in writing, and none of them identified any specific areas of concern. Among them, Andrew Salas, Chairman of the Gabrieleno Band of Mission Indians/Kizh Nation, identified the project location to be a part of his tribe's traditional use area, and requested Native American monitoring of the project by a tribal representative. Victoria Harvey, Archaeological Monitoring Coordinator for the Agua Caliente Band of Cahuilla Indians, found the project location to be outside the tribe's traditional use area, and stated that the tribe would defer to other Native American groups located in closer proximity. Leslie Mouriquand of the Cultural Resources Management Department, San Manuel Band of Mission Indians, stated that the tribe had no specific concerns regarding this project but requested to be notified if any Native American cultural resources were found.

Additionally, the City of Rialto sent a Notice of Project Application on April 19, 2016 to affected tribes in accordance with Senate Bill 18 and Assembly Bill 52. The SB 18 recipients, numbering 11, had 90 days to respond. The period to initiate consultation ended on July 20, 2016. No formal consultations were requested. The six AB 52 recipients had 30 days to respond with the period ending May 20, 2016. They did not receive a request for formal consultation on this project within the 30 days specified as

References

part of California Public Resources Code § 21080.3.1. The Gabrieleno Band of Mission Indians – Kizh Nation did request that the City of Rialto place a Condition of Approval on the Serrano Place project requiring the developer to allow a certified Native American Monitor, from the Gabrieleno Band of Mission Indians – Kizh Nation, to be on-site during any and all ground disturbance activities (including but not limited to pavement removal, post holing, auguring, boring, grading, excavation and trenching). No impact to tribal cultural resources will occur as a result of this project.

Mitigation Measures

CR-1: If subsurface cultural resources (archaeological or paleontological) are encountered during grading or construction, all ground-disturbing activity will cease within 100 feet of the resource. A qualified archaeologist/paleontologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. No further grading will occur in the area of the discovery until the City approves the measures to protect the resources. Any archaeological artifacts or paleontological resources recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.

CR-2: In the event that human remains are uncovered, no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Bernardino County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Level of Significance After Mitigation

Less than Significant.

4.6 – Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 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 checked="" type="checkbox"/>	
ii) Strong seismic ground shaking?			<input checked="" type="checkbox"/>	
iii) Seismic-related ground failure, including liquefaction?			<input checked="" type="checkbox"/>	
iv) Landslides?				<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?			<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- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			<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 checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update, 2010, Chapter 5 Safety and Noise*; GeoMat Testing Laboratories, Inc., *Basic Soil Infiltration Testing Report, 29 Single Family Homes Development, Southwest Corner of Bloomington Avenue and South Willow Avenue, Rialto, California, September 17, 2015*; GeoMat

References

Testing Laboratories, Inc., *Preliminary Soil Investigation Report, 29 Single Family Homes Development, Southwest Corner of Bloomington Avenue and South Willow Avenue, Rialto, California, September 17, 2015*, and UC Davis Soil Resource Laboratory, SoilWeb, <http://casoilresource.lawr.ucdavis.edu/gmap/>, accessed June 1, 2016.

Environmental Setting

The site is situated within the southern Peninsular Ranges Geomorphic Province in Southern California. Geologic structures within this Province trend mostly northwest, in contrast to the prevailing east-west trend in the neighboring Transverse Ranges Geomorphic Province to the north. The Peninsular Range Province extend into lower California, and is bounded by the Colorado Desert to the east, the Pacific Ocean to the west and the San Gabriel and San Bernardino mountains to the north. The subject property is located in an alluvial plain in the city of Rialto. The elevation is approximately 1152 to 1165 feet above sea level. Topographically, the site is nearly flat. Total relief on site is approximately 13 feet. Surface drainage sheeting flows to the east at an approximate rate of 1 percent. Local development adjacent to the site is residential. The project site contains alluvial soils of Tujunga gravelly loamy sand, 0 to 9 percent slopes (TvC). The Tujunga series consists of very deep, somewhat excessively drained soils that formed in alluvium from granitic sources. Tujunga soils are on alluvial fans and floodplains, including urban areas. Slopes range from 0 to 9 percent. The mean annual precipitation is about 355 millimeters (14 inches) and the mean annual temperature is about 17 degrees C (63 degrees F). The run-off is very low and the drainage can be somewhat excessively drained.

Discussion

a.i) **Less Than Significant Impact.** The project site is located in the highly seismic Southern California region within the influence of several fault systems. However, the site does not lie within the boundaries of an Earthquake Fault Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act.

The table below indicates the distance of Fault Zones and the associated maximum credible earthquake that can be produced by nearby seismic events. The San Jacinto-8 Fault, located 5 kilometers from the site, is considered to have the most significant effect at the site from a design standpoint with an associated maximum credible earthquake that can be produced of 6.7 magnitudes. Risks associated with surface rupture are low and there is no impact expected. However, because the project site is located in the seismically active Southern California, all habitable structures including single family home must be built to seismic standards established in the California Building Code (CBC). The CBC sets the standards in the State for the development of all buildings including residential buildings and sets requirements for structural design, plumbing and mechanical fixtures, fire and smoke protection, construction materials, interior finishes, and any other elements that make up construction of habitable structures. The City's Building and Safety Department is responsible for implementing not only the CBC but any additional code requirements that the City may have. Adherence to all code requirements for the construction of the 33 houses and recreational structures will ensure that impacts associated with seismic activity are less than significant and no additional mitigation is required

a.ii) **Less Than Significant Impact.** Although there are no known active surface faults within or adjacent to the site that will significantly impact the project, the project is located in a region with active earthquakes and strong seismic motion of those earthquakes could affect the project. The structures that are proposed to be constructed on the site will be required to meet and comply with all applicable city and State building codes to reduce seismic ground shaking at the site to less-than-significant.

a.iii) **Less Than Significant Impact.** Liquefaction is a mode of ground failure that results from the generation of high pore water pressures during earthquake ground shaking, causing loss of shear strength. Liquefaction is typically a hazard where loose sandy soils exist below groundwater. The California Geological Survey (CGS) has designated certain areas within southern California as potential liquefaction hazard zones. These are areas considered at a risk of liquefaction-related ground failure during a seismic event, based upon mapped surficial deposits and the presence of a relatively shallow water table. The project site is not mapped for potential liquefaction hazard by the CGS. Based on the depth to groundwater, GeoMat Testing Laboratoires, Inc. concluded that the potential for liquefaction at the site is considered low. Other geologic hazards related to liquefaction, such as lateral spreading, are therefore also considered low. Impacts would be less than significant.

a.iv) **No Impact.** Structures built below or on slopes subject to failure or landslides may expose people and structures to harm. The site elevation is approximately 1152 to 1165 feet above sea level. Topographically, the site is nearly flat. Total relief on site is approximately 13 feet. According to the GeoMat report, the site is not located in an Earthquake-Induced Landslide Zone. This indicates a low probability for landslides. The project report concluded that the site is not considered susceptible to static slope instability or seismically induced landslides. Grading and construction would be performed in compliance with State and local codes and the recommendations of the geotechnical report. There is no potential impact to future residents from landslides.

b) **Less Than Significant Impact.** Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. Little, if any, native topsoil is likely to occur on site. The subject sites surficial soil has been mapped by United States Geological Survey (USGS) as older eolian deposits (Qoed3). This material is generally composed of fine to medium sand, silty sand, and slightly gravelly sand that is well sorted to poorly sorted. During project construction, fill materials will be overexcavated to reveal underlying soils within the building footprint area. The project has the potential to expose surficial soils to wind and water erosion during construction activities.

Wind erosion will be minimized through soil stabilization measures required by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering. Construction of the project will be required to have a PM₁₀ Dust Control Plan to identify best management practices for the control fugitive dust. The intent of SCAQMD Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions. Elements of the Dust Control Plan may appear as notes on the grading plan that must be approved by the City prior to any site disturbance.

Water erosion will be prevented through the City's standard erosion control practices required pursuant to the California Building Code and the National Pollution Discharge Elimination System (NPDES), such as silt fencing or sandbags. Construction of the project will be required to have a Stormwater Pollution Prevention Plan (SWPPP). Any project involving grading of an area greater than one acre is required to apply for an NPDES permit from the Regional Water Quality Control Board (RWQCB). The project's SWPPP would identify typical best management practices specific towards fugitive dust and containment of sediment discharge and transport from the site. Once construction is completed, a Water Quality Management Plan (WQMP) must be implemented during the life of the project that includes best management practices (BMPs) specific towards maintenance of vegetative landscaping, drainage culverts/channels and drainage inlets. Following project construction, the site would be covered completely by paving, structures, and landscaping. Compliance with regulatory requirements of the RWQCB and of

References

SCAQMD would ensure that impacts with regard to soil erosion or loss of topsoil are less than significant and no mitigation is required.

c) **Less Than Significant Impact.** Impacts related to liquefaction and landslides are discussed above in Section 4.6.a. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. Such movement can occur on slope gradients of as little as one degree. Lateral spreading typically damages pipelines, utilities, bridges, and structures.

Lateral spreading of the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e. retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. Due to the absence of any substantial change in grade or channel within or near the subject site, and the subsurface soil conditions that are not conducive to liquefaction, the potential for lateral spread occurring within the site is considered to be low. The project-specific soils investigation report concludes that site soils would be capable of supporting proposed structures after grading and compaction. The project site is made up of alluvial material that is classified as Tujunga gravelly loamy sand, 0 to 9 percent slopes (TvC). The Tujunga series consists of very deep, somewhat excessively drained soils that formed in alluvium from granitic sources. The project will require mass grading and a grading plan that identifies best grading practices for cut and fill, compaction and drainage will be prepared prior to any site disturbance. The project is required to be constructed in accordance with the CBC and the requirements of the project soils investigation report. The CBC includes a requirement that any City-approved recommendations contained in the soil report be made conditions of the building permit. Based on the considerations of the project soil report, soils can be prepared to maintain stability sufficient to support the proposed project. The recommendations of the report will be implemented through the City's routine plan check and permitting processes. Impacts will be less than significant.

d) **No Impact.** The CBC requires special design considerations for foundations of structures built on soils with expansion indices greater than 20. The soil investigation report included testing of site soil samples within the proposed building footprint for expansion potential. Based on laboratory testing, the upper foundation soil is classified as very low in expansion potential. Therefore, there would be no impact

e) **No Impact.** The proposed project will be connected to the City of Rialto Public Work's sewer system and no septic system or any alternative wastewater treatment is proposed. Therefore, there will be no impact in terms of soil support for septic tanks.

Mitigation Measures

No mitigation measures are necessary because impacts to Geology and Soils will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.7 – Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			<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 checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following source: *Air Quality and Global Climate Change Impact Analysis, Kunzman Associates, Inc., February 8, 2016.*

Environmental Setting

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide (N₂O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO₂ and nitrous oxide (NO_x) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO₂, where CO₂ is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean.

The project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

SCAQMD Regulation XXVII, Climate Change. SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.

References

- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

Varieties of agencies have developed greenhouse gas emission thresholds and/or have made recommendations for how to identify a threshold. However, the thresholds for projects in the jurisdiction of the SCAQMD remain in flux. The California Air Pollution Control Officers Association explored a variety of threshold approaches, but did not recommend one approach (2008). The ARB recommended approaches for setting interim significance thresholds (California Air Resources Board 2008b), in which a draft industrial project threshold suggests that non-transportation related emissions under 7,000 MTCO₂e per year would be less than significant; however, the ARB has not approved those thresholds and has not published anything since then. The Bay Area Air Quality Management District and the San Joaquin Valley Air Pollution Control District have both developed greenhouse gas thresholds. However, those thresholds are not applicable to the project since the project is under the jurisdiction of the SCAQMD. The SCAQMD is in the process of developing thresholds, as discussed below.

SCAQMD Threshold Development. On December 5, 2008, the SCAQMD Governing Board adopted an interim greenhouse gas significance threshold for stationary sources, rules, and plans where the SCAQMD is lead agency (SCAQMD permit threshold). The SCAQMD permit threshold consists of five tiers. However, the SCAQMD is not the lead agency for this project. Therefore, the five permit threshold tiers do not apply to the proposed project. The SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"); however, the SCAQMD Board has not approved the thresholds as of the date of preparation of this document. The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO₂e per year
 - Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year.
- Tier 4 has the following options:
 - Option 1: Reduce emissions from business as usual (BAU) by a certain percentage; this percentage is currently undefined (City of Moreno Valley CAP calls for a community-wide reduction of 15 % from 2007 BAU emissions by 2020).
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
 - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans;
 - Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD's draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus stabilizing global climate.

City of Rialto. As of the date of this report, the City of Rialto has not adopted a Climate Action Plan, however, the following City of Rialto General Plan goals and policies have been made in relation to climate change and greenhouse gas.

Goal 2-38: Mitigate against climate change.

Policies:

2-38.1: Consult with State agencies, SCAG, and the San Bernardino Associated Governments (SANBAG) to implement AB32 and SB375 by utilizing incentives to facilitate infill and transit-oriented development.

2-38.2: Encourage development of transit-oriented and infill development, and encourage a mix of uses that foster walking and alternative transportation in Downtown and along Foothill Boulevard.

2-38.4: The City shall participate in the San Bernardino Regional Greenhouse Inventory and Reduction Plan.

Through the San Bernardino Associated Governments (SANBAG), the City of Rialto forms the Rialto Chapter of the San Bernardino County Regional GHG Reduction Plan. Released in May, 2014, the Plan has been prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32. Based on the CARB Scoping Plan, reducing GHG emissions to 1990 levels by 2020 means cutting approximately 30 percent from business-as-usual (BAU) emissions levels, or about 15 percent from year 2008 levels, which is the baseline year for the GHG Reduction Plan. Consistent with the CARB Scoping Plan, the City of Rialto has chosen a reduction target of 15 percent below 2008 GHG emissions levels by 2020. If the project exceeds the GHG Reduction Plan screening threshold of 3,000 MTCO_{2e} per year for all land use types, then the project's year 2020 emissions will be compared to the project's baseline GHG emissions.

The proposed project would result in the development and on-going use of 33 single-family detached residential dwelling units. The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment.

Discussion

a) **Less Than Significant Impact.** GHG emissions for the project were quantified utilizing the California Emissions Estimator Model (CalEEMod) version 2013.2.2 to determine if the project could have a cumulatively considerable impact related to greenhouse gas emissions and summarized in Table 4.7-1. The GHG emissions have been calculated for opening year 2017 without mitigation. The emissions inventory accounts for GHG emissions from construction activities and operational activities.

Operation emissions associated with the proposed residential project would include GHG emissions from mobile sources (transportation), energy, water use and treatment, waste disposal, and area sources. GHG emissions from electricity use are indirect GHG emissions from the energy (purchased energy) that is produced offsite. Area sources are owned or controlled by the project (e.g., natural gas combustion, boilers, and furnaces) and produced onsite.

References

Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. Because of this difference, SCAQMD recommends amortizing construction emissions over a 30-year operational lifetime. This normalizes construction emissions so that they can be grouped with operational emissions in order to generate a precise project-based GHG inventory.

**Table 4.7-1
Greenhouse Gas Emissions Inventory**

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources	0.00	6.76	6.76	0.00	0.00	6.80
Energy Usage	0.00	115.99	115.99	0.00	0.00	116.56
Mobile Sources	0.00	407.43	407.43	0.02	0.00	407.75
Waste	6.91	0.00	6.91	0.41	0.00	15.48
Water	0.60	10.83	11.43	0.06	0.00	13.21
Construction	0.00	10.28	10.28	0.00	0.00	10.33
Total Emissions	7.51	551.28	558.79	0.49	0.00	570.14
Screening Threshold						3,000
Exceeds Threshold?						No

Source: CalEEMod Version 2013.2.2. Year 2017 emissions (opening year), Kunzman 2016.

Table 4.7-1 shows that the proposed project in year 2017 would generate approximately 570.14 metric tons of CO₂e per year of GHG emissions. According to the thresholds of significance established above, a cumulative global climate change impact would not occur since the GHG emissions created from the on-going operations would not exceed the screening threshold of 3,000 metric tons per year of CO₂e. No mitigation will be required.

The project is also subject to the requirements of the California Green Building Standards Code. On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided they provide a minimum 50-percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official.

The California Green Building Standards Code (code section in parentheses) requires:

- Water Efficiency and Conservation [Indoor Water Use (4.303.1)]. Fixtures and fixture fittings reducing the overall use of potable water within the building by at least 20 percent shall be provided. The 20 percent reduction shall be demonstrated by one of the following methods:

- Prescriptive Method: Showerheads (≤ 2.0 gpm @ 80 psi); Residential Lavatory Faucets (≤ 1.5 gpm @ 60 psi); Nonresidential Lavatory Faucets (≤ 1.4 gpm @ 60 psi); Kitchen Faucets (≤ 1.8 gpm @ 60 psi); Toilets (≤ 1.28 gal/flush); and urinals (≤ 0.5 gal/flush).
 - Performance Method: Provide a calculation demonstrating a 20% reduction of indoor potable water using the baseline values set forth in Table 4.303.1. The calculation will be limited to the total water usage of showerheads, lavatory faucets, water closets and urinals within the dwelling.
- Water Efficiency and Conservation [Outdoor Water Use (4.304.1)]. Irrigation Controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
 - Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' watering needs as weather or soil conditions change.
 - Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s).
 - Construction Waste Reduction of at least 50 percent (4.408.1). Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions:
 - Excavated soil and land-clearing debris.
 - Alternate waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
 - The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.
 - Materials pollution control (4.504.1 – 4.504.6). Low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particleboard.
 - Installer and Special Inspector Qualifications (702.1-702.2). Mandatory special installer inspector qualifications for installation and inspection of energy systems (e.g., heat furnace, air conditioner, mechanical equipment).

Compliance with Green Building Standards and 2013 Title 24 Standards (which are approximately 25% more efficient than 2008 Title 24 Standards for residential buildings) will further reduce project-related greenhouse emissions.

b) **No Impact.** Rialto has adopted the 2013 edition of the California Building Code (Title 24), including the California Green Building Standards Code. The project would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The project does not include any feature (i.e. substantially alter energy demands) that would interfere with implementation of these State and City codes and plans. The City of Rialto

References

does not have any additional plans, policies, standards, or regulations related to climate change and GHG emissions. Also, no other government-adopted plans or regulatory programs in effect at this time have established a specific performance standard to reduce GHG emissions from a single building project. No impact will occur.

The proposed project does not have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The applicable plan for the proposed project is the San Bernardino Associated Governments (SANBAG) San Bernardino County Regional GHG Reduction Plan. The City of Rialto forms the Rialto Chapter of the San Bernardino County Regional GHG Reduction Plan, released March 5, 2014. The Plan has been prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32. As the project's emissions fall well below the SCAQMD and San Bernardino County GHG Reduction Plan screening threshold of 3,000 metric tons per year of CO₂e for all land uses, and will comply with applicable Green Building Standards and City of Rialto's policies regarding climate change (as dictated by the City of Rialto General Plan), further analysis is not warranted. No mitigation is required.

Mitigation Measures

No mitigation measures are necessary because impacts to Greenhouse Gas Emissions will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.8 – Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment?			<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 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 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 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 checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<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 checked="" type="checkbox"/>

Sources

References

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update*, 2010, Chapter 5 Safety and Noise; California Department of Toxic Substances Control. EnviroStor. <www.envirostor.dtsc.ca.gov/public/search.asp> [Accessed June 1, 2016]; California State Water Resources Control Board. GeoTracker. <geotracker.waterboards.ca.gov> [Accessed June 1, 2016]; California State Water Resources Control Board. Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit. www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf [Accessed June 1, 2016]; California State Water Resources Control Board. List of Active CDO and CAO. <www.calepa.ca.gov/SiteCleanup/CorteseList/CDOCAOList.xls> [Accessed June 1, 2016]; California Department of Toxic Substances Control. Hazardous Facilities Subject to Corrective Action. <www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm#Facilities> [Accessed June 1, 2016]; California Department of Forestry and Fire Protection. Incorporated Fire Hazard Severity Zone: City of Rialto. Very High Fire Hazard Severity Zones in LRA (Local Responsibility Area). Recommended, October 2008. http://www.fire.ca.gov/fire_prevention/fhsz_maps/FHSZ/san_bernardino/Rialto.pdf [Accessed July 27, 2016] and California Department of Transportation, Division of Aeronautics website, California Public Use Airport list. [Accessed July 27, 2016].

Environmental Setting

Hazardous Waste Site

The proposed project site is not on the State of California Hazardous Waste and Substances Site List pursuant to Government Code Section 65962.5. California Department of Toxic Substances Control Envirostar database, accessed June 1, 2016.

Local Schools

There is a school within 0.25 miles of the proposed project site. The nearest school to the site is Milor High School, located immediately adjacent to the site on the east side of South Willow Avenue, Rialto.

Public Airports/Private Airstrips

There are no private or public airports located within 0.25 miles of the project site. Flabob Airport is located approximately 8.0 miles south of the project site at 4130 Mennes Avenue, Riverside, CA 92509, San Bernardino International Airport is approximately 8.4 miles east of the project site at 225 North Leland Norton Way, San Bernardino, CA 92408 and Ontario International Airport is approximately 14 miles west of the project site at 2500 East Airport Drive, Ontario, CA 91761.

Discussion

a) **Less Than Significant Impact.** The proposed project could result in a significant hazard to the public if the project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials. The proposed project is located within a primarily residential area within the city. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses which require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The proposed project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of the residential development of 33 single-family homes.

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. This requirement would be spelled out in detail in the SWPPP that must be prepared by the applicant prior to any site disturbance. The SWPPP is discussed further in the next section (Hydrology and Water Quality). Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. would be sufficient to reduce potential impacts to a less than significant level.

With regard to project operation, a limited amount of widely used hazardous materials, including paints and other solvents, cleaners, and pesticides would be anticipated. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential structures would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials or wastes will be less than significant.

b) **Less Than Significant Impact.** Construction of the proposed 33 unit residential project will require the use and transport of hazardous materials such as asphalt, paints, and other solvents. Construction activities could also produce hazardous wastes associated with the use of such products. Demolition of the existing structures and the new construction of proposed residential development requires ordinary construction activities and will not require a substantial or uncommon amount of hazardous materials to complete. All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Routine construction practices include good housekeeping measures to prevent/contain/clean-up spills and contamination from fuels, solvents, concrete wastes and other waste materials. During construction, BMPs would be required to be implemented by the City as well as standard construction controls and safety procedures that would avoid or minimize the potential for accidental release of these substances. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by the San Bernardino County Fire Department, the local Certified Unified Program Agency for hazardous materials in the region. With implementation of standard conditions, hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment would be less than significant.

c) **Less than Significant Impact.** There is a school within one-half mile of the site. Milor High School, located immediately adjacent to the site on the east side of South Willow Avenue, Rialto. As discussed in Section 4.8.b, existing regulations address potential off-site construction-related hazards associated with demolition of the existing onsite structures. Impact would be less than significant with implementation of existing regulations. The project consists of the construction of 33 single-family homes and recreational structures which do not typically emit or generate hazardous materials. Therefore, the project would not result in impacts to schools due to hazardous materials handling or emissions and no mitigation is required

d) **No Impact.** A review of known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject property, as well as adjacent sites with known environmental concerns was conducted. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The project is not located on the State of California Hazardous Waste and Substances Site List pursuant to Government Code Section 65962.5. California Department of Toxic Substances Control Envirostar database, accessed June 1, 2016. The project would have no impact in this regard.

References

e-f) **No Impact.** There are no public airports or private airstrips within two miles of the project site. The nearest airports are Flabob Airport is located approximately 8.0 miles south of the project site at 4130 Mennes Avenue, Riverside, CA 92509, San Bernardino International Airport is approximately 8.4 miles east of the project site at 225 North Leland Norton Way, San Bernardino, CA 92408 and Ontario International Airport is approximately 14 miles west of the project site at 2500 East Airport Drive, Ontario, CA 91761. Therefore, the project would not result in safety hazards from proximity to airports for people living in the project area. No impact will occur.

g) **Less Than Significant Impact.** The proposed project is a 33-unit residential infill project. Per State Fire and Building Codes, sufficient space will have to be provided around the structures for emergency personnel and equipment access and emergency evacuation. All project elements, including landscaping, would be sited with sufficient clearance from existing and proposed structures so as not to interfere with emergency access to and evacuation from the facility. The project would comply with the California Fire Code (Title 24, California Code of Regulations, Section 9).

The project driveways would allow emergency access and evacuation from the site, and would be constructed to Rialto Code specifications. Over the long term, the project would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan because no permanent public street or lane closures are proposed. Construction work in the street associated with the project would be limited to extension of the sewer line in South Willow Avenue, lateral utility connections, construction and relocation/closing of existing driveways on South Willow Avenue, undergrounding of existing overhead utility lines and installation of street trees; all of which would be limited to nominal potential traffic diversion. Traffic control would be provided for any lane closures. Project impacts would be less than significant.

h) **No Impact.** The project site is located within an urbanized area of the City of Rialto and is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE). There are no wildland conditions in the urbanized area that the project site is located. No impact would occur.

Mitigation Measures

No mitigation measures are necessary because impacts to Hazards and Hazardous Materials will be less than significant.

Level of Significance After Mitigation

Not applicable.

4.9 – Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?			<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 which would not support existing land uses or planned uses for which permits have been granted)?			<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 which would result in substantial erosion or siltation on- or off-site?			<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, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-			<input checked="" type="checkbox"/>	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantially additional sources of polluted runoff?			<input checked="" type="checkbox"/>	
f) Otherwise substantially degrade water quality?				<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 checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				<input checked="" type="checkbox"/>

References

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 checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: GeoMat Testing Laboratories, Inc., *Basic Soil Infiltration Testing Report, 29 Single Family Homes Development, Southwest Corner of Bloomington Avenue and South Willow Avenue, Rialto, California, September 17, 2015*; GeoMat Testing Laboratories, Inc., *Preliminary Soil Investigation Report, 29 Single Family Homes Development, Southwest Corner of Bloomington Avenue and South Willow Avenue, Rialto, California, September 17, 2015*; Blaine A. Womer Civil Engineering, *Preliminary Water Quality Management Plan for Rialto PUD, May 18, 2016*; *City of Rialto General Plan Update, 2010*; Rialto Municipal Code; and Flood Insurance Rate Maps (FIRM), panel 06071C8678H, August 28, 2008.

Environmental Setting

Rialto and surrounding areas are subject to unpredictable seasonal rainfall. During intense rainfall, the geographic and geologic characteristics typical of the Upper Santa Ana River Valley, where Rialto is located, make this area especially vulnerable to flood hazards.

In the early 1900s, the region was subjected to episodes of severe flooding. In response, the Army Corps of Engineers, the San Bernardino County Flood Control District (SBCFCD), and the City built numerous structures to control flood hazards. The first line of defense against flooding is a series of eight levees constructed along the western edge of Lytle Creek. Next, a regional storm drain system was built and is maintained by the SBCFCD. Within Rialto, this system includes three buried pipelines (the East Fontana Storm Drain, the East Rialto Storm Drain, and the Rialto-Baseline Storm Drain). The region’s most significant and largest drainage facility is the Rialto Channel, a mostly open, earthen and concrete channel that extends from the Cactus Basins in the central part of the City south to the Santa Ana River. The County system also includes several retention basins that not only provide flood control but also serve as recharge basins.

The developed portions of Rialto are served by an extensive municipal storm drain network that is maintained by the City and designed to collect all urban runoff. These drain eventually to the Santa Ana River. While existing flood control structures have provided significant protection from uncontrolled flooding, inadequacies in the local drainage system have caused occasional localized flooding.

Federal and State Oversight

The federal Clean Water Act (CWA) is the principal federal law that provides for the protection of water quality. The primary objectives of the CWA are to “restore and maintain the chemical, physical, and biological integrity of the Nation’s waters,” and to make all surface waters “fishable” and “swimmable.” The U.S. Environmental Protection Agency (EPA) is the designated federal agency responsible for implementing the CWA and it has further delegated authority to the State Water Resources Control Board (SWRCB) and associated Regional Water Quality Control Boards (RWQCB) for compliance with the CWA. Relevant programs identified in the CWA include the National Pollution Discharge Elimination System (NDPES) program which

regulates discharge of pollutants from known sources (point sources), as well as non-point sources, into waters of the United States through the issuance of permits. As part of the NPDES program, a Storm Water Pollution Prevention Plan (SWPPP) must be prepared for construction activities affecting greater than one acre because the discharge of stormwater during construction is considered a non-point source of water pollution.

Stormwater Pollution Prevention Plans

According to the Storm Water Program run by the State Water Resources Control Board (SWRCB), any developer engaging in construction activities which disturb one acre or more of land shall apply for coverage under the general stormwater permit for construction activity with the SWRCB. In addition, the owner shall also prepare a SWPPP in accordance with state requirements. All construction projects which could potentially have an adverse impact on the City's municipal separate storm sewer system or waters of the State shall install and/or implement appropriate construction and post-construction BMPs, as listed in their SWPPP. The City of Rialto, along with other cities in the San Bernardino Valley, is a co-permittee with the County of San Bernardino, in the County's Area-Wide Urban Stormwater Runoff Management Program in order to comply with the Santa Ana Regional Water Quality Control Board Waste Discharge Requirements issued in 2010 for the County's MS4 Permit. Under this permit, all development projects are subject to the NPDES requirements which include the preparation, approval, and implementation a SWPPP.

Water Quality Management Plans

According to Rialto Municipal Code 12.60.260, prior to the issuance of any grading or building permit, all qualifying land development projects shall submit and have approved a stormwater quality management plan (SWQMP) to the city engineer on a form provided by the City. The SWQMP shall identify all BMPs that will be incorporated into the operation of the project to control stormwater and non-stormwater pollutants during and after construction and shall be revised as necessary during the life of the project. The SWQMP submittal applies to construction projects covered by the NPDES general construction permit as well as construction projects less than five acres. Following the approval of the SWQMP by the city engineer, the owner of the qualifying project and the city shall enter into a recordable Storm Water Quality Management Plan Agreement which shall contain enforceable mechanisms to ensure that the operations and maintenance costs of post-construction BMPs are paid in perpetuity.

Discussion

a) **Less Than Significant Impact.** A project normally would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC), or that cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body. For the purpose of this specific issue, a significant impact could occur if the project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts could also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Storm Water Quality Management Plan (SWQMP) to reduce potential post-construction water quality impacts.

Discharges into stormwater drains or channels from construction sites of one acre or larger are regulated by the General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Quality Control Board. The General Permit was issued pursuant to National Pollutant Discharge Elimination System (NPDES) regulations of the Environmental

References

Protection Agency (EPA), as authorized by the Clean Water Act. Compliance with the General Permit involves developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) specifying best management practices (BMPs) that the project would use to minimize pollution of stormwater. The SWPPP BMPs would follow the guidelines set forth by the State Water Resources Control Board (SWRCB).

The project applicant will be required to comply with NPDES permit requirements through the preparation and implementation of a SWPPP for construction activities. The City's Public Works Director will review the application for compliance with applicable regulations and to ensure that no water quality standards or discharge requirements are violated. A Notice of Intent (NOI) to the SWRCB will be required who will issue a Waste Discharge Identification Number (WDID) for the project. Prior to obtaining any City-issued grading and/or construction permits, the developer/owner shall provide evidence of compliance with the general construction permit by providing a copy of the WDID to the city's engineering department. Plans for stormwater treatment are required to meet City and regional standards. Given required compliance with existing laws, project impacts on water quality standards would be less than significant, and no additional mitigation is required.

b) **Less Than Significant Impact.** If the project removed an existing groundwater recharge area or substantially reduced runoff that results in groundwater recharge, a potentially significant impact could occur.

Groundwater levels beneath the site were not tested. State Department of Water Resources identifies the groundwater depth in multiple wells in the vicinity of project site. The shallowest groundwater was found to be at 257.81 feet below ground surface in February 2012 at station 340959N1173567W001. The USGS Groundwater Watch website (<http://groundwaterwatch.usgs.gov/countymap>) was searched for groundwater records. According to available data for station 340606117223801 between July 1992 and July 2015, the highest recorded water level was 267.77 in March 2001. Project-related grading would not reach these depths and no disturbance of groundwater is anticipated. The proposed building footprint areas and paved parking areas would increase impervious surface coverage on the site. As such, the total amount of infiltration on site would be decreased over existing conditions. Since this site is currently developed and is not managed for groundwater supplies, this change in infiltration would not have a significant effect on groundwater supplies or recharge.

The project would be required to comply with the City of Rialto Municipal Code, Chapter 12.50 for water efficient landscape requirements, which would lessen the project's demand for water resources. Also, finally, CBC Title 24 water efficiency measures require a demonstrated 20 percent reduction in the use of potable water. The project's landscaping plans include drought tolerant landscaping materials. Compliance with Title 24, and the City's Water Efficient Landscaping Ordinance will reduce the proposed project's impacts to groundwater supplies to a level of less than significant. Water supply is further discussed in Checklist Response 4.17d.

c) **Less Than Significant Impact.** Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the project results in substantial on- or off-site erosion or siltation. There are no streams cross the project site; thus, the project would not alter any stream course. The project will collect and convey run-off from upstream areas and convey these flows through the site, to the storm drainage system. A site drainage plan is required by the City of Rialto and would be reviewed by the City Engineer. The final grading and drainage plan would be approved by the City Engineer during plan check review. Erosion and siltation reduction measures would be implemented during construction consistent with an approved SWPPP, which will demonstrate compliance with the City's NPDES permit. At the completion of construction, the project would consist of impervious surfaces and landscaped

areas, and would therefore not be prone to substantial erosion. No streams cross the project site; thus, the project would not alter any stream course. Impacts will be less than significant.

d-e) **Less Than Significant Impact.** No streams traverse the project site; thus, the project would not result in the alteration of any stream course. During construction, the project applicant would be required to develop and implement a SWPPP as required by law; this would prevent polluted runoff from leaving the construction site.

With regard to project operation, on-site drainage will continue to function through sheet flow to the driveways, discharging into streets and drainage systems. The project is proposing a detention basin to handle stormwater flows. Proposed basin mitigates runoff volume, time of concentration and peak runoff as it is designed to retain the 100-year, 24-hour storm in the developed condition (1.00 ac ft.). Peak discharge to empty the basin in 48 hours is 0.25 cfs. With the basin, increased discharges to the City's existing storm drain system will not occur and will not impact local storm drain capacity. The project is not an industrial use and therefore will not result in substantial pollutant loading such that treatment control BMPs would be required to protect downstream water quality. Impacts will be less than significant.

f) **No Impact.** The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 4.9 herein.

g) **No Impact.** The Federal Emergency Management Agency (FEMA) produces maps (Flood Insurance Rate Map) that identify areas that are located in flood zones. The map that addresses this portion of the City of Rialto is FIRM Panel 06071C8678H, which shows that the project site is located within Zone X. This zone designates areas of 0.2 percent annual chance flood, areas of 1 percent annual chance flood with average depths of 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1 percent annual chance flood. Therefore, there will be no impact.

h) **No Impact.** The proposed project is not located within a 100-year floodplain, as mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. The project site is identified as Zone X, defined by FEMA as areas outside the 0.2 percent annual chance floodplain. Therefore, no rising of a flood plain will occur.

i) **No Impact.** There are no levees or dams near the site. The Lytle Creek Levee is located approximately 4.5 miles north of the site. Lytle Creek Wash is dry for most of the year except in the spring and at other times during a heavy storm event. The levees were built in response to severe flooding episodes in the early 1900s. The project site is located in an area designated on the FIRM Panel as Zone X, therefore there would be no impact.

j) **No Impact.** The proposed project site is not near a large body of water. Due to the project's inland location, the site would not be affected by tsunamis. The project is not located in an area subject to landslides and is located within an urbanized area surrounded by residential uses. No impacts related to seiche, tsunami, or mudflow would occur.

Mitigation Measures

No mitigation measures are necessary because Hydrology impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

References

4.10 – Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				<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 checked="" type="checkbox"/>	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update*, 2010. Site Visit, May 8, 2016.

Environmental Setting

The proposed project site is in an area that is mainly developed with residential uses. The current General Plan and Zoning designations are as follows:

- General Plan:** Current designation is Residential 2 (0.0-2.0 du/ac) with an Animal Overlay. Proposed designation is Residential 12 (6.1-12.0 du/ac) and removal of overlay.
- Zoning:** Current designation is A-1 (Agricultural). Proposed designation is Planned Residential Development-Detached (PRD-D).

The majority of the properties surrounding the site are residential developments.

Discussion

a) **No Impact.** The proposed infill project is surrounded by residential and institutional uses. There are residential uses to the south and west, single-family residential uses to the north across Bloomington Avenue and single-family homes and Milor High School to the east of South Willow Avenue. The proposed project would replace two existing single-family residences and a commercial dog breeding facility. The proposed project is compatible with the surrounding land uses along South Willow Avenue and Bloomington Avenue and will not divide an established community. The project does not propose construction of any roadway, flood control channel, or other structure that would physically divide any portion of the community. Therefore, no impact will occur.

b) **Less than Significant Impact.** The project site is designated as Residential 2 (0.0-2.0 du/ac) with an Animal Overlay in the City's General Plan. The project site's zoning is A-1 (Agricultural). The proposed project involves development of 33 single-family detached residences and a public common area with a park, picnic area, pool, and pool house. The proposed site is located on the west side of South Willow Avenue with residential development in the vicinity in all directions. The current General Plan Land Use includes an Animal Overlay. During a site visit on May 8, 2016, the proposed project site was observed to be overgrown with ruderal vegetation on the northern portion adjacent to Bloomington Avenue and the southern portion contained two existing residence and outbuildings.

The Site Plan Concept provided by the applicant appears to comply with all of the development standards of the PRD-D zone with the exception of the minimum project area and the minimum front yard setback. Section 18.90.070A of the RMC requires a minimum project area of 5.0 acres. The project site is approximately 4.6 acres in size or approximately 0.4 acres less than the required amount. However, the site is surrounded by Bloomington Avenue to the north, South Willow Avenue to the east, and existing single-family homes to the south and west. The developer has attempted to acquire both of the adjacent single-family residences without success. The unwillingness of these property owners to sell has resulted in a project area that cannot meet the required 5.0 acres in size. Nonetheless, the design of the subdivision includes a stubbed access way to the south to allow for potential expansion of the subdivision beyond 5.0 acres.

With respect to the front yard setbacks, Section 18.90.070G(1) of the RMC requires a front yard setback from a private street of thirty-seven (37) feet from curb face. The proposed project includes front yard setbacks as low as twenty-three (23) feet six (6) inches from curb face. However, Section 18.90.070G(4) of the RMC allows the Planning Commission to modify the required setbacks based on evidence that a deviation from the required setback will be in keeping with the intent of the PRD-D zone. According to Section 18.090.020B of the RMC, the intent of the PRD-D zone is to provide greater flexibility to developments that employ creative and practical concepts that are not possible through the strict application of R-1 regulations. Essentially, the intent of the PRD-D zone is to encourage small lot subdivisions with common open space amenities in place of large private yards, however the required front yard setback is an impediment towards achieving that concept. The required thirty-seven foot setback from curb face is no different than that required by the R-1 zone. Even with a minimum front yard setback of twenty-three (23) feet six (6) inches from curb face, each residence will still possess a substantial private front yard, and the driveways will still be able to accommodate parking of two (2) vehicles. Therefore, the project would still be in character with the intent of the PRD-D zone. Upon approval of the variance, tentative map, zone change and GPA, the project would be consistent with the City's zoning and General Plan so the project would have a less than significant impact on the established land use plan

c) **No Impact.** As discussed in Checklist Response 4.4.f above, the proposed project site and surrounding areas are not part of any habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. As such, no impact will occur.

Mitigation Measures

No mitigation measures are necessary because impacts to Land Use and Planning will be less than significant.

Level of Significance After Mitigation

Not Applicable

References

4.11 – Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the *City of Rialto General Plan Update, 2010*.

Environmental Setting

According to the City’s General Plan Update, Exhibit 2.7 Mineral Resources Zones, the City contains areas within Mineral Resource Zone 2 (MRZ-2) and Mineral Resource Zone 3 (MRZ-3). The project site is located in the MRZ-3 zone, which designates areas containing mineral resources where the significance cannot be evaluated from available data. It is adjacent to a swath designated as MRZ-2, areas where geologic data indicate that significant PCC-Grade aggregate resources are present.

Discussion

a-b) **No Impact.** The project site, located within a fully urbanized area of the City of Rialto, is surrounded by residential uses. The General Plan, Managing Our Land Supply chapter, describes the importance of conservation of significant mineral deposits. The project site and majority of the adjacent lands are located within an MRZ-3 zone, where the significance of mineral deposits cannot be determined. To the west of the site is an area designated as MRZ-2, areas where geologic data indicate that significant PCC-Grade aggregate resources are present. These properties are fully developed with residential uses. Mineral production is not compatible with the project area due to urbanization and location of residential uses near the project site. Development would not result in the loss of a known mineral resource. No impact would occur.

Mitigation Measures

No mitigation measures are necessary because Mineral impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

References

4.12 – Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		<input checked="" type="checkbox"/>		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		<input checked="" type="checkbox"/>		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		<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 expose people residing or working in the project area to excessive noise levels?				<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 checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update, 2010*; *City of Rialto Municipal Code*; and *Kunzman Associates, Inc., Bloomington Avenue and Willow Avenue Project Noise Impact Analysis, February 8, 2016*.

Environmental Setting

The project proposes to develop and construct 33 single-family detached residential dwelling units on 4.57 acres. The project would include the demolition of two existing single-family detached residential dwelling units currently located within the southern portion of the project site. The project site is bordered by South Willow Avenue on the east and by single-family detached residential dwelling units to the east and south. The site is located on the west

side of S. Willow Avenue between Bloomington Avenue and Randall Avenue. The main noise sources in the area that could affect the project site would be associated with traffic along S. Willow and Bloomington Avenues. Exterior/interior traffic noise level projections were calculated based on average daily traffic volumes (ADTs), topography, and the centerline distances from the subject roadways to the building facades of the site. Secondary noise sources would be associated with residences, such as air conditioning units and various maintenance activities including landscaping or home improvement. The estimated interior noise level has been calculated and the sound transmission class (STC) ratings for windows and sliding glass doors for the project have been provided.

Noise Terminology

The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the "A-weighted" noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA. Decibels are measured on a logarithmic scale, which means a doubling of the energy of a noise source, such as a doubled traffic volume, would increase the noise levels by 3 dBA; halving of the energy would result in a 3 dBA decrease.

Average noise levels over a period of minutes or hours are usually expressed as dBA Leq, or the equivalent noise level for that period of time. For example, Leq(3) would represent a 3-hour average. When no period is specified, a one-hour average is assumed.

It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by Caltrans publication, *Transportation's Traffic Noise Analysis Protocol for New Highway and Reconstruction Projects*.

Vibration

Groundborne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of groundborne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although groundborne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Groundborne noise is an effect of groundborne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

Noise Standards

State Regulations

State standards regulate noise levels of motor vehicles, sound transmission through buildings, occupational noise control, and noise insulation. Title 24 of the California Code of Regulations, also known as the California Building Standards Code, establishes building standards applicable to all occupancies throughout the state. The code provides acoustical regulations for both exterior-to-interior sound insulation, as well as sound and impact isolation between adjacent spaces of various occupied units. Title 24 regulations state that interior noise levels generated by exterior noise sources shall not exceed 45 dBA Ldn/CNEL, with windows closed, in any habitable room for general residential uses.

References

City of Rialto General Plan

The Rialto Noise Guidelines for land Use Planning reflects the City's interpretation of noise guidelines promulgated by the California Office of Noise Control. The guidelines provide the City with an integral tool to gauge the compatibility of land uses relative to existing and future noise levels. Based on guidelines, single-family detached residential dwelling units are considered to be normally acceptable in noise environments of up to 60 dBA CNEL and conditionally acceptable in noise environments that reach up to 70 dBA CNEL. New construction projects in areas where future noise levels are expected to range between 60-70 dBA CNEL should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

City of Rialto Municipal Code

As shown in Table 4.12-1, *Rialto City Noise Standards*, Section 9.50.070 of the City's Municipal Code prohibits construction, erection, alteration, repair, addition, movement, demolition, or improvement to any building or structure except within the hours listed in Table 4-12-1.

**Table 4.12-1
Rialto City Noise Standards**

October 1st through April 30th	
Monday-Friday	7:00 a.m. to 5:30 p.m.
Saturday	8:00 a.m. to 5:00 p.m.
Sunday	No permissible hours
State holidays	No permissible hours
May 1st through September 30th	
Monday-Friday	6:00 a.m. to 7:00 p.m.
Saturday	8:00 a.m. to 5:00 p.m.
Sunday	No permissible hours
State holidays	No permissible hours

Source: Rialto Municipal Code Section 9.50.070

Vibration Standards

The City of Rialto does not have a published vibration impact criterion. The California Department of Transportation (Caltrans) has published one of the seminal works for the analysis of groundborne noise and vibration relating to transportation- and construction-induced vibrations and although the project is not subject to the regulations, it serves as a useful tool to evaluate vibration impacts. A vibration impact would generally be considered significant if it involves any construction-related or operations-related impacts in excess of 0.2 +inches per second (in/sec) PPV.

Discussion

a, c, and d) **Less Than Significant Impact with Mitigation Incorporated.**

Future Exterior Noise – Traffic

Traffic noise along Bloomington Avenue and Willow Avenue will be the main source of noise impacting the project site and surrounding area. The existing traffic noise levels along the subject roadways range between 62.2 to 67.4 dBA CNEL. The proposed project is anticipated to increase the traffic noise level by approximately 0.1 to 0.7 dBA CNEL. The increase in noise level is considered a nominal amount as it would take a 3 dBA increase or more to hear an audible difference. Therefore, the increase is considered less than significant.

The unmitigated noise level will range between 64.6 to 71.9 dBA CNEL without any noise barriers. Therefore, a 7-ft noise barrier is recommended along Bloomington Avenue to lower noise level below the City's 65 dBA CNEL exterior noise level requirement. The mitigated noise level will range between 62.5 to 64.6 dBA CNEL. The mitigated noise level includes a 7-ft high noise barrier along the northern property line (Lots 21 to 26). The wall must be positioned on top of slope or pad elevation (whichever is higher). With the implementation of the recommended barrier, the exterior noise level will be below the City's 65 dBA CNEL standard.

The following reduction measures shall be implemented to reduce the potential noise level impact.

- A minimum 7-foot tall wall is required along the northern property line to shield residences (Lots 21 to 26) from potential traffic noise from Bloomington Avenue. The wall must be positioned on top of slope or pad elevation (whichever is higher).

Future Exterior Noise – Traffic

The future interior noise level was calculated for the sensitive receptor locations using a typical "windows open" and "windows closed" condition. A "windows open" condition assumes 12 dBA or noise attenuation from the exterior level. A "windows closed" condition assumes 20 dBA of noise attenuation from the exterior noise level. Table 5 indicates the predicted interior noise level for the project site. The interior noise level will range between 52.6 to 59.9 dBA CNEL with the windows open and 44.6 to 51.9 dBA CNEL with the windows closed. To meet the City's interior 45 dBA CNEL standard a "windows closed" condition and upgraded window is required for the project site. The results of the analysis indicate that windows and sliding glass doors directly facing Bloomington Avenue (Lots 18 to 23) will require a minimum sound transmission class (STC) rating of 30 or higher. The remainder of the lots will require windows within an STC 25 or higher. With the implementation of the upgraded windows, the project will comply with the City's interior 45 dBA CNEL requirement.

The following reduction measures shall be implemented to reduce the potential noise level impact.

- The project site shall implement upgraded windows with a minimum (STC > 30) for all windows and sliding glass doors (Lots 21 to 26) directly facing Bloomington Avenue.
- Remaining lots will require windows with a minimum STC > 25 for all windows and sliding glass doors.
- To the fullest extent possible attic vents shall face away from subject roadways and be acoustically treated with acoustic baffles to reduce noise from traveling through attic and into habitable rooms.
- For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal and leaks/cracks must be kept to a minimum.

References

Construction - Noise

Construction noise is considered a short-term impact and would be considered significant if construction activities are undertaken outside the allowable times as described by the City's Municipal Code 9.50.060. Existing single-family detached residential dwelling units located to the south and east of the project site may be affected by short-term noise impacts associated the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities.

Project generated construction noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Noise levels during grading, building construction and paving were calculated. Grading is expected to produce the highest sustained construction noise levels. A likely worst-case construction noise scenario assuming the use of the projected equipment was calculated using the Federal Highway Administration's Roadway Construction Noise Model (RCNM) assuming the use of a grader, a dozer, and two (2) excavators, two (2) backhoes and a scrapper operating at 50 feet from the nearest sensitive receptor.

Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 50 feet would reach 90 dBA Leq and 92 dBA Lmax at the nearest residential structures. Noise levels for the other construction phases would be lower and range between 85 to 87 dBA. This assessment assumes construction equipment is located at a distance of 50 feet from nearest residences. Staging of equipment will occur at distances further than 50 feet and will more likely occur approximately 150 feet from sensitive receptors. When extrapolating the noise level to 150 feet the noise level will reduce to 80 dBA. The City has an exemption for construction which occurs during the allowable hours. Construction will follow the allowable hours and therefore the impact would be less than significant.

Mitigation measures can be implemented to reduce these noise levels. These are included in the Mitigation Measure section below. With implementation of Mitigation Measures NOI-1 through NOI-5, and compliance with City Municipal Code 9.50.070, which limits the hours allowed for construction activities, construction noise impacts will be minimized.

b) Less Than Significant Impact with Mitigation Incorporated. A significant impact would occur if project construction or operation results in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

Construction - Vibration

Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. The City allows vibration from temporary construction; however, this analysis provides the potential vibration impact for quantitative purposes. The nearest existing structure adjacent to the project site is located approximately 15-feet to the south of the project site property line. The threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV in/second. Primary sources of vibration during construction would be vibratory rollers or bulldozers. At a distance of 15 feet (distance from project site property line to nearest residential structure), a bulldozer would yield

a worst-case 0.027 PPV (in/sec) which is slightly above the threshold of perception, but below any risk or architectural damage.

The following reduction measures are recommended to reduce temporary construction noise:

- Construction operations must follow the City's General Plan and the Noise Ordinance, which states that operations cannot exceed the stipulations set-forth in Noise Ordinance:
 - Construction shall adhere to the allowable operable hours as denoted within the Noise Ordinance 9.50.070.
 - During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
 - Idling equipment shall be turned off when not in use.
 - Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

Mitigation measures can be implemented to reduce these vibration impacts. These are included in the Mitigation Measure section below. With implementation of Mitigation Measure NOI-6, and compliance with City Municipal Code 9.50.070, which limits the hours allowed for construction activities, construction-vibration impacts will be minimized.

e and f) **No Impact.** No airport land use plans apply to the area, and the proposed project site is not located within two miles of an airport. The nearest airports are Flabob Airport is located approximately 8.0 miles south of the project site at 4130 Mennes Avenue, Riverside, CA 92509, San Bernardino International Airport is approximately 8.4 miles east of the project site at 225 North Leland Norton Way, San Bernardino, CA 92408 and Ontario International Airport is approximately 14 miles west of the project site at 2500 East Airport Drive, Ontario, CA 91761. The project falls outside any airport's noise contours for excessive noise. Therefore, residents or workers would not be exposed to excessive airport noise levels and there would be no impact.

Mitigation Measures

Mitigation Measures that can be implemented to reduce traffic noise include the following:

NOI-1: A minimum 7-foot tall wall is required along the northern property line to shield residences (Lots 21 to 26) from potential traffic noise from Bloomington Avenue. The wall must be positioned on top of slope or pad elevation (whichever is higher).

The following reduction measures shall be implemented to reduce the potential noise level impact.

NOI-2: The project site shall implement upgraded windows with a minimum (STC > 30) for all windows and sliding glass doors (Lots 21 to 26) directly facing Bloomington Avenue.

NOI-3: Remaining lots will require windows with a minimum STC > 25 for all windows and sliding glass doors.

NOI-4: To the fullest extent possible attic vents shall face away from subject roadways and be acoustically treated with acoustic baffles to reduce noise from traveling through attic and into habitable rooms.

NOI-5: For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal and leaks/cracks must be kept to a minimum.

References

The following reduction measures are recommended to reduce temporary construction noise:

NOI -6: Construction operations must follow the City's General Plan and the Noise Ordinance, which states that operations cannot exceed the stipulations set-forth in Noise Ordinance:

- Construction shall adhere to the allowable operable hours as denoted within the Noise Ordinance 9.50.070.
- During construction, the contactor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
- Idling equipment shall be turned off when not in use.
- Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

Level of Significance After Mitigation

Less than Significant.

4.13 – Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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)?			☑	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			☑	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			☑	

Sources

Information used to prepare this section is from the following sources: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2016*. Sacramento, California, May 2016; and *City of Rialto General Plan Update, 2010*.

Environmental Setting

Estimated population of Rialto for 2016 is 107,330 and has an estimated 4.00 persons per household. According to the City's General Plan Housing Element Table 6-35, *RHNA Allocation-2007*, the City estimates that a total of 4,323 new housing units are needed in varying income levels. These are based on SCAG's *Regional Housing Needs Assessment* for Rialto.

The project site is currently designated as Residential 2 (0.0-2.0 du/ac) with an Animal Overlay in the City's General Plan and is zoned as A-1 (Agricultural).

Discussion

a) **Less Than Significant Impact.** The project consists of a General Plan Amendment, Zone Change, Tentative Tract Map No. 20009, Variance and Precise Plan of Design to allow the development of 33 single-family homes on the 4.57-acre site. Using the State's factor of 4.00 persons per household, the project would generate 132 new residents in the City. The project site is an infill project in an area where existing residential already exists. The 132 new residents would represent a less than one percent increase to the City's current population. Therefore, the proposed project would not induce substantial population growth in the area either by building a large number of new dwellings or by extending infrastructure into

References

an area not previously served. The project is directly bringing jobs during construction. Project employment represents approximately less than one percent of the city's project growth which is not substantial and is within the employment growth assumptions for the city. Due to the urban nature of the City and surrounding area, this potential minimal increase in population is expected to be accommodated by existing housing in the City and neighboring communities. Impacts will be less than significant.

b) **Less Than Significant Impact.** The project site is occupied with two single-family residences. These structures will be demolished and replaced with the proposed 33 dwelling units. Replacement housing will not need to be constructed elsewhere as the proposal will not result in the displacement of substantial numbers of existing housing. Impacts to housing will be less than significant.

c) **Less Than Significant Impact.** Displacement, in the context of housing, can generally be defined as persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of habitual residence according to The Brookings Institute's *Handbook for Applying the Guiding Principles on Internal Displacement* published in 1999. There are two existing dwellings, 794 and 814 South Willow Avenue, located on the project site, and therefore approximately 8 residents using the State's factor of 4.00 persons per household. The owners of the properties are in agreement with the proposed development requests. As such, there is no forced or obliged removal of persons, and therefore no displacement. Impacts to housing will be less than significant.

Mitigation Measures

No mitigation measures are necessary because impacts to Population and Housing will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.14 – Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?			<input checked="" type="checkbox"/>	
Police Protection?			<input checked="" type="checkbox"/>	
Schools?			<input checked="" type="checkbox"/>	
Parks?			<input checked="" type="checkbox"/>	
Other public facilities?			<input checked="" type="checkbox"/>	

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update*, 2010; City of Rialto Website, www.yourrialto.com, accessed June 2, 2016; Rialto Unified School District Website, www.rialto.k12.ca.us, accessed June 3, 2016; Great!Schools Website, www.greatschools.org/school-district-boundaries-map/, accessed July 15, 2016.

Environmental Setting

Fire Protection

The City of Rialto operates its own fire and emergency services from four stations located within the City. The closest fire station is located at 131 S Willow Avenue, approximately 0.9 miles north from the project site. The fire department also supplies emergency response personnel, firefighters/paramedics, and a Hazardous Materials Response Team.

The Department tries to adhere to standards recommended by the National Fire Insurance organization as well as the National Fire Protection Association. Those standards allow one minute alarm time, one minute turnout time (time it takes personnel to put on their turnout gear), and first units to respond to a fire or medical emergency within four minutes; the remaining equipment must respond within eight minutes.

References

Police Protection

The City of Rialto operates its own police force, providing a full range of law enforcement and community safety programs, including: field patrol, K-9, School Resource Officer (SRO), Drug Abuse Resistance Education (DARE), Street Crime Attack Team, investigations, traffic, narcotics, training/backgrounds, Strategic Weapons and Tactics, and crisis negotiations. The Police Department is located at 128 N. Willow Avenue, approximately 0.9 miles north from the project site.

Schools

Rialto is served by three school districts: the Rialto Unified School District (RUSD), Fontana Unified School District (FUSD), and Colton Joint Unified School District (CJUSD), which serves a small portion of southern Rialto and Bloomington. RUSD serves the area encompassing the project site. RUSD serves over 30,000 students with a 55-square mile area. RUSD has 17 elementary schools, five middle schools, three high schools, one continuation high school, and one alternative high school. The district provides kindergarten through 12th grade educational services and facilities to the City of Rialto. Schools that would serve the site are Simpson Elementary School, Rialto Middle School, and Rialto High School. RUSD currently charges Level 1 Developer fees to offset impacts on influx of students from new developments. The Level 1 residential developer fee is currently \$3.48 per square foot.

Parks

See Section 4.15, Recreation for discussion on parks.

Other Public Services

Library services in Rialto are provided by the San Bernardino County Library System. The Rialto Branch and Carter Branch Library are within the City limits. Both libraries provide a full range of resources, including: books, movies, computers, and internet access.

Discussion

a) **Less Than Significant Impact.** The project would have a less than significant impact on Rialto Fire Department's ability to provide fire protection services to the project site. The project is an infill project of 33 single-family detached homes in an area with residential development adjacent to the property. The Rialto Fire Department currently has a service response goal of one minute alarm time, one minute turnout time (time it takes personnel to put on their turnout gear), and first units to respond to a fire or medical emergency within four minutes; the remaining equipment must respond within eight minutes, based on the NFPA 1710 standards.

The nearest Fire Station is the Fire Department Headquarters (Station 201), located at 131 S. Willow Avenue, which is approximately 0.9 miles directly north of the project site via Willow Avenue. The Station has a current operating apparatus of: one engine, one medic engine, two medic ambulances, one foam truck, and one investigations unit. The second nearest station is Station 203, approximately 4.1 miles northwest of the project site, is located at 1529 N. Ayala Road, Rialto. Based on the project's close proximity to Station 201, service response goals for Rialto Fire Department in respect to the project location will be met. The developer will be required to pay the City's development impact fees for Fire Service which will help fund fire services necessary to protect the City of Rialto. The project is a proposed infill site, The project is within proximity to a fire station. Therefore, the project

would not have a significant impact on fire response times and would not otherwise create a substantially greater need for fire protection services than already exists. No new or expanded fire protection facilities would be required as a result of this project. Impacts related to expansion of fire protection services will be less than significant.

b) **Less Than Significant Impact.** The project is an infill project of 33 new homes in an area that is primarily residential development. The Rialto Police Department is located at 128 N. Willow Avenue, approximately 0.9 miles north of the project site. The department consists of 106 sworn officers, 39 unsworn support staff, 17 part-time positions, and four K-9 trained police dogs. The desired officer to resident ratio is 1:1000. Currently, based on the California Department of Finance E-5 Report, the population of Rialto is estimated to be 107,330 people. The officer-to-1000 resident ratio is currently estimated to be 0.99 [$106/(107,330/1000)=0.99$].

Based on a family of 4.0 persons in each home, the proposed project has the potential to increase the population of the City by 132 residents. Funding for services by the Department are derived from the City's General Fund, state and federal grants, and from donations pledged to Rialto Police Foundation. The developer is responsible for paying the City's development impact fees for Police Service which will help fund any police services to protect the new development and the City of Rialto. The proposed residential development will not result in any unique or more extensive crime problems that cannot be handled with the existing level of police resources. No new or expanded police facilities would need to be constructed as a result of this project. Impacts related to expansion of police protection services will be less than significant.

c) **Less Than Significant Impact.** This project is located within the Rialto Unified School District's (RUSD) service area. Schools that would serve the site are Simpson Elementary School, Rialto Middle School, and Rialto High School. Based on the estimated student generation rates provided by the RUSD, it is estimated that the project could generate 22 students in the RUSD. There would be 10 elementary aged children (0.3×33), 5 middle school students (0.15×33) and 7 high school students (0.21×33) generated by this proposed project. These students may or may not be totally new to the district; families may relocate to the proposed development from other parts of the district, merely shifting the student population from other areas of the District.

Pursuant to the Leroy F. Green School Facilities Act (AB 2926), the project proponent will be required to pay developer fees prior to the issuance of building permits. The RUSD charges a Level 1 Residential Developer Fee in the amount of \$3.48 per square foot to mitigate for students generated from new residential developments. This fee will help support provision of school services for the community as a whole. According to AB 2926, payment of developer fees constitutes adequate mitigation for any project-related impacts to school facilities. Impacts to the school facilities will be less than significant.

d) **Less Than Significant Impact.** Demand for park and recreational facilities are generally the direct result of residential development. The project will contribute a total of 132 new residents. The project will be providing open space amenities including a pool, an outdoor dining space, multi-use open space areas and a barbeque area. No substantial demand for park and recreation facilities will result. Impacts will be less than significant.

e) **Less Than Significant Impact.** The proposed project, 33-unit residential use, will result in a limited population growth, however, will not require expansion of any other public services such as libraries or hospitals. The closest public library to the project site is the Rialto Branch, located at 251 W. 1st Street which is approximately 1 mile north of the site. Library services in Rialto

References

are provided by the San Bernardino County Library System and there are currently two library branches within city limits. The project is not anticipated to impact the libraries in the community because an increase in the population of up to 132 people would represent less than one percent of the City's estimated 2016 population. No substantial demand for other services or facilities will result. Impacts will be less than significant.

Mitigation Measures

No mitigation measures are necessary because impacts to Public Services will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.15 – Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 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 checked="" type="checkbox"/>	

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update, 2010*; *City of Rialto Website, <http://yourrialto.com/>*, accessed June 3, 2016; State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2016*. Sacramento, California, May 2016.

Environmental Setting

According to the City of Rialto General Plan Update of 2010, the City's Parks and Recreation Division has nine park facilities located throughout the City. The nearest park to the project is Anderson Park, which is located at the 726 S. Lilac Avenue (0.7 miles west of the project site). The park is approximately five acres in size with amenities including open area, playground area, picnic facilities, restrooms, horseshoe pits, a jogging trail, a fitness course, and a covered structure with elevated bandstand platform. The largest park in Rialto is Jerry Eaves Park, located at 1485 N. Ayala, approximately 3.9 miles northwest from the project site. The 22-acre park includes seven soccer fields, a snack bar, playground, picnic facilities, restrooms, open area, and shade structures.

The Rialto Parks and Recreations Division also operates recreation centers for residents. The Racquet and Fitness Center is located at 1243 S. Riverside Avenue, approximately 0.8 miles southeast of the project site. The center includes fitness training equipment, group exercise classes, three racquetball courts, and the Tom Sawyer Swimming Pool. The Community Center and Senior Center also offer additional recreation activities for Rialto residents.

Discussion

a) **Less Than Significant Impact.** Implementation of the proposed 33-dwelling unit project would result in an increase in population of approximately 132 persons based on a family of 4.0 persons (2015 State Department of Finance E-5 Report). Therefore, the demand for recreation

References

facilities will grow. The proposed project will construct open space amenities including a swimming pool, an outdoor dining space with a barbeque; common open space areas and children's play area. These recreational facilities are part of the entire proposed project. The recreational facilities are anticipated to have a less than significant impact on the environment. This project will incrementally increase the use of some types of recreational facilities in the city of Rialto.

The developer must pay development impact fees for the City's parks based on the number of dwelling units in the subdivision. Because of the relatively small size of the project site (4.57 acres) and its location within an area surrounded with residential uses. The proposed project will provide some recreation open space within the development that has potential to offset impacts on City parks. Also, the developer will pay the park development fee and Quimby fees to reduce impacts addition resident will have on community parks. The Quimby Act of 1975 requires cities to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities. In addition to fees for future park land, the City's recreation department offers programs that can be used by residents for a fee (the cost is dependent on the type of class/program and length of the class/program). Therefore, the project's impact on the City's park and recreation facilities and programs would be less than significant and no mitigation is required.

b) **Less Than Significant Impact.** The proposed project is 33-unit residential development and does include outdoor recreational facilities including children's play area and pool. It does not necessitate expansion of existing outdoor recreational facilities. Therefore, there will be no adverse physical effect on the environment caused by expansion or construction of outdoor recreational facilities. Impacts would not be considered significant.

Mitigation Measures

No mitigation measures are necessary because Recreation impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.16 – Transportation and Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			<input checked="" type="checkbox"/>	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			<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 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 checked="" type="checkbox"/>
e) Result in inadequate emergency access?			<input checked="" type="checkbox"/>	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			<input checked="" type="checkbox"/>	

Sources

Information used to prepare this section is from the following sources: *Kunzman Associates, Inc., Bloomington Avenue and Willow Avenue Project Traffic Impact Analysis, February 9, 2016*; *San Bernardino Associated Governments, San Bernardino County Congestion Management Program 2016 Update, June 2016*; and *City of Rialto General Plan Update, 2010*.

Environmental Setting

References

The proposed project is the development of a 4.57-acre site with 33 single-family homes (under Tentative Tract Map (TTM) 20009) located west of South Willow Avenue between Bloomington Avenue and Randall Avenue in the City of Rialto. The Traffic Impact Analysis assumes that the project would be constructed and at full occupancy by 2017. The project is estimated to generate a net total of approximately 314 daily vehicle trips, with approximately 24 AM peak hour trips and 33 PM peak hour trips.

The General Plan designates the entire area as Residential 2 (0.0-2.0 du/ac) with an Animal Overlay, but RC Hobbs is requesting a General Plan Amendment to have the designation changed to Residential 12, allowing 6.1-12.0 du/ac. Primary access to the site will be from South Willow Avenue, which has been designated as a Collector with a 64-foot right-of-way, including travel lanes and curb/gutter/sidewalk. The designation of the street as a collector and the existing configuration of the travel lanes, intersections, etc. are consistent with the General Plan Circulation Element and Map. Accessibility to the new development will be provided via a private road from South Willow Avenue, as illustrated on TTM 20009. The project abuts Bloomington Ave, a Major Arterial, with a 120-foot right-of-way. The project has been designed with no direct access to Bloomington Avenue.

According to the General Plan Circulation Element, there is public transit within close proximity that could potentially service future residents within the project. The Rialto Metrolink Station is approximately one mile north of the project site. The route runs between San Bernardino and Los Angeles which can be utilized by residents commuting to larger cities. Also, there is an Omnitrans bus route (Route 15) along Merrill Avenue and bus route (Route 22) along Riverside Avenue.

Existing Levels of Services

Consistent with City of Rialto guidelines, an impact is considered significant if the proposed project causes an intersection to drop below the target Level of Service (LOS). The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway.

The definition of an intersection deficiency has been obtained from the City of Rialto General Plan. The General Plan states that peak hour intersection operations of LOS C/D or better are generally acceptable. Therefore, any intersection operating at LOS E or F would be considered deficient. Unsignalized intersections must operate with no vehicular movement having an average delay that exceeds 120 seconds during the peak hours. As shown in Table 4.16-1, *Existing Roadway Segment Capacity Analysis*, shows the daily roadway operation for roadway segments within the project vicinity is currently Level of Service D or better.

Table 4.16-1 Existing Roadway Segment Capacity Analysis

Roadway	Jurisdiction	Segment		Number of Lanes	Capacity for LOS D	Average Daily Traffic Volume	LOS D or Better?
		From	To				
Willow Avenue	Rialto	Bloomington	Randall	2U	12,499	4,900	Yes

Source: Traffic Impact Analysis, Kunzman Associates, Inc, 2016, Table 1.

Discussion

a) **Less than Significant Impact.** A project-specific Traffic Impact Analysis, authored by Kunzman Associates, Inc., dated February 9, 2016 was prepared to assess project traffic impacts.

The proposed project is expected to generate a net increase of 24 vehicle trips (6 inbound trips and 18 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed project is expected to generate a net increase of 33 vehicle trips (21 inbound trips and 12 outbound trips). Over a 24-hour period, the proposed project is forecast to generate a net increase of 314 daily trip ends during a typical weekday.

In order to evaluate the potential impacts to the local street system, three study intersections and one roadway segment were analyzed to determine changes in operations following occupancy and utilization of the proposed project. The three study intersections were determined in consultation with City of Rialto staff as these intersections have the greatest potential to experience significant traffic impacts due to the project. During peak hours for existing conditions, study area intersections are currently operating at LOS B or higher, which has been determined by the City's General Plan to be acceptable. The existing Plus Project Intersection analysis is intended to identify the project-related impacts on existing traffic in the study area. During peak hours for existing conditions plus the project, study area intersections would operate at LOS B or higher, which has been determined to be acceptable in the City's General Plan. The Traffic Impact Analysis analyzed the existing plus ambient growth traffic delays and LOS for the study area for 2017, the estimated opening year. During peak hours for 2017 conditions, study area intersections would operate at LOS C or higher, which has been determined to be acceptable in the City's General Plan. The Traffic Impact Analysis analyzed 2017 traffic conditions plus the project to identify possible project-related impacts on traffic once the development is complete. During peak hours for 2017 conditions, study area intersections would operate at LOS C or higher, which has been determined to be acceptable in the City's General Plan.

It is concluded that the proposed project is not expected to create a significant traffic impact at any of the three study intersections. Incremental but not significant impacts are noted at the study intersections with completion of the proposed project. Because there are no significant impacts, no direct traffic mitigation measures are required or recommended for the study locations, however, a roadway dedication along the Bloomington Avenue and South Willow Avenue project frontages will be required to comply with the Rialto General Plan Circulation Element. Based on the agency thresholds of significance the addition of project generated trips is forecast to result in no significant impacts at the study intersections for project opening year (2017) with project conditions. As such, impacts associated with new traffic impacts would be less than significant.

b) **Less than Significant Impact.** Pursuant to the San Bernardino Associated Government (SANBAG) Congestion Management Plan (CMP), any project that adds 50 or more vehicle trips to CMP roadway segments during peak hours must be examined for impact of CMP roadways and intersections. The nearest designated CMP roadway is Bloomington Avenue. The City of Rialto requires the study area to include any intersection of streets on which at least one street is classified as Collector or above and the proposed project is forecast to contribute more than 50 peak hour trips. The project trip contribution test volumes on the roadways adjacent to the project show eight trips during the evening peak period contributing to the Bloomington Avenue and South Willow Intersection. The proposed project would marginally increase existing traffic volumes incrementally during the A.M. and P.M peak hours. Therefore, the project will not result in Bloomington Avenue to exceed the service level established in the CMP. Impacts to CMP facilities will be less than significant. Impacts would be less than significant.

References

c) **No Impact.** A significant impact would occur if the proposed project caused a change in air traffic patterns that would result in a substantial safety risk. The project site is not located within an airport land use plan and does not include any structures that would change air traffic patterns or uses that would generate air traffic. Furthermore, the proposed building heights would not affect airport approach or departure spaces or any air traffic patterns. Therefore, no impacts related to a change in air traffic patterns would occur.

d) **No Impact.** A significant impact would occur if the proposed project substantially increased an existing hazardous design feature or introduced incompatible uses to the existing traffic pattern. Access to the project site is proposed via a private road from South Willow Avenue. The design of the proposed project would comply with all applicable City regulations. Furthermore, the proposed project does not involve changes in the alignment of South Willow or Bloomington Avenue, which are adjacent to the project site. Where the project site meets South Willow Avenue, the roadway is nearly at grade with the project site. No line of sight issues will occur due to undulations in the road. Sight distance at the project access shall comply with standard California Department of Transportation and City of Rialto sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits. The applicant will be constructing Willow Avenue from Bloomington Avenue to the south project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary. Additionally, the applicant will be constructing Bloomington Avenue from the west project boundary to Willow Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary. The project design will be in accordance with City standards and, therefore, there will be no impact cause by hazardous design features.

e) **Less Than Significant Impact.** A significant impact would occur if the design of the proposed project would not satisfy emergency access requirements of the Rialto Fire Department or in any other way threaten the ability of emergency vehicles to access and serve the project site or adjacent uses. The proposed project would not result in inadequate emergency access. As discussed above, access to the project site is proposed via a private roadway off South Willow Avenue. The drive aisles are of sufficient length to provide access to fire and emergency vehicles and is consistent with the California Fire Code. All access features are subject to and must satisfy the City of Rialto and Rialto Fire Department design requirements. This project would not result in adverse impacts with regard to emergency access.

f) **Less than Significant Impact.** Public bus transit service in the project vicinity is currently provided by the Omnitrans. The study area is currently not served directly by Omnitrans. The nearest bus routes are Route 15 along Merrill Avenue and Route 22 along Riverside Avenue. The Rialto Metrolink Station is approximately one mile north of the project site also provides transportation opportunities. The route runs between San Bernardino and Los Angeles which can be utilized by residents commuting to larger cities. The proposed project would not result in any changes to lane or street configuration, or to existing sidewalks that could affect performance or safety of alternative transportation facilities. Any potential impacts to alternative transportation would be less than significant.

The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. The proposed project would not result in any substantial changes to lane or street configuration of Bloomington and South Willow Avenues, any surrounding streets, or to existing sidewalks. Bloomington Avenue is a designated Class II bike route in the City's General Plan. South Willow Avenue is not designated as a bike route. During

project construction, temporary closures of sidewalk areas will be required to complete roadway access aisles. However, these closures would be short-term in nature and appropriate signage would be required to direct pedestrians around the closure. Impacts would be less than significant.

Mitigation Measures

No mitigation measures are necessary because Traffic impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

References

4.17 – Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			<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 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 checked="" type="checkbox"/>	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			<input checked="" type="checkbox"/>	
e) Result in a determination by the wastewater treatment provider which 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 checked="" type="checkbox"/>	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?			<input checked="" type="checkbox"/>	
g) Comply with federal, state, and local statutes, and regulations related to solid waste?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: Rialto Water District Website; Burrtec Waste and Recycling Services Website, Accessed July 6, 2016; CalRecycle Website (<http://www.calrecycle.ca.gov/>), Accessed July 6, 2016; Blaine A. Womer Civil Engineering, *Sewer Capacity Analysis*, January 22, 2016; Blaine A. Womer Civil Engineering, *Preliminary Water Quality Management Plan for Rialto PUD*, May 18, 2016; and the *City of Rialto Sewer Master Plan*, April 2013.

Environmental Setting

Water

The City of Rialto Department of Public Works Water Division, the West Valley Water District (WVWD), and the Fontana Water Company (FWC) provide water services to the City of Rialto. The proposed project site is located in the area served by the Rialto Water District. Water demand, as described in the 2015 Annual Drinking Water Quality Report (Consumer Confidence Report), noted 51.2% of the total potable water came out of the ground water basins, 37.4% was supplied by San Bernardino Valley Municipal Water District and, 11.4% by West Valley Water District of its surface water entitlement. The maximum daily production was 13.812 million gallons with a minimum daily Production of 2.131 million gallons and to average a daily production of 7.83 million gallons.

Wastewater

The City of Rialto owns, operates, and maintains the local public sanitary sewer system, which includes a wastewater collection system and treatment plant that serve most properties within the City limits. The sewer system serves all of the City's incorporated areas and accepts wastewater from outside the city limits. The wastewater collection system consists of approximately 263 miles of sewer line laid out as a gravity flow system to take advantage of the general northwest to southeast slope of the City. There are six pump stations in Rialto to aid in the movement of wastewater. The wastewater is directed toward the Waste Water Treatment Plant (WWTP), which consists of five different plants that were constructed over time to accommodate population growth. The WWTP has a total design capacity of 12 million gallons per day (MGD).

Solid Waste Service

The City of Rialto has contracted Burrtec with solid waste collection services. Burrtec provides curbside pickup for regular trash, green waste, and recyclables. According to the Burrtec website, they also offer bulky item pick-up, Christmas tree recycling, electronic waste, and used motor oil collection upon request. Solid waste that is collected from the City is routed to the Mid-Valley Sanitary Landfill, located within City limits north of the 210 Freeway. The Mid-Valley Sanitary Landfill is owned and operated by the County of San Bernardino Solid Waste Management Division. The landfill encompasses 498 acres, 222 of which are being used for waste disposal activities. The landfill is permitted to accept 7,500 ton/day of solid waste.

Discussion

a) **Less Than Significant Impact.** The proposed project could affect Regional Water Quality Control Board treatment standards by increasing wastewater production, which would require expansion of existing facilities or construction of new facilities. Exceeding the RWQCB treatment standards could result in contamination of surface or ground waters with pollutants such as pathogens and nitrates.

New development in the city is required to install wastewater infrastructure concurrent with project development. All wastewater generated by the interior plumbing system of the proposed project would be discharged into the local sewer main and conveyed for treatment at the Waste Water Treatment Plant (WWTP). The wastewater collection system in Rialto consists of vitrified clay pipes and was designed and laid out as a gravity flow system to take advantage of the general northwest to southwest flow of the City. The sewer treatment plant is located in the southeast section of the City at the end of the system. According to the General Plan, the capacity of the sewer system is adequate to handle the demand of existing development within the City. The project will not exceed wastewater treatment requirements applicable by the Regional Water Quality Control Board for the regional wastewater treatment plant operated by the Rialto Water District because the project is a residential project that will only generate

References

domestic wastewater (rather than commercial or industrial wastewater). The waste water treatment plant consists of five individual plants with a combined total treatment design capacity of over 12 mgd. Therefore, the project will have a less than significant impact regarding wastewater treatment requirements. The addition of 33 homes would typically generate 360 gallons per day per household. This is based on a rule of thumb of water usage minus 10-15 percent for landscape irrigation. For this project 10 percent was used assuming that drought tolerant landscaping would be used in the tract. At 360 gpd, the new development would generate approximately 11,880 gpd of wastewater or approximately 0.0009 percent of the 12 million gpd that can be processed at the Rialto WWTP. Wastewater conveyed from the site would undergo treatment in accordance with applicable regulations, including the requirements of the RWQCB. The project would have a less than significant impact related to wastewater treatment requirements of the RWQCB.

b) **Less Than Significant Impact.** The City operates its own municipal water supply and distribution system, which provides water service to much of the city of Rialto, including the project site. Sections 10910-10915 of the State Water Code require the preparation of a water supply assessment (WSA) demonstrating sufficient water supplies for any subdivision that involves the construction of more than 500 dwelling units, or the equivalent thereof. As the project is below the established thresholds, no WSA is required. Water supply and demand is discussed in more detail in Section 4.17d below; demand associated with the proposed project would not necessitate expansion of existing water facilities or require new facilities. The project would not alter or impact any existing water treatment facilities, and would not substantially increase demand so as to require expansion of existing or new facilities.

The project is proposing an new 8-inch sewer line to connect to the 18-inch sewer main in South Willow Avenue. Due to topographic constraints, it will be necessary to install a parallel 8-inch sewer line in South Willow Avenue to the next downstream manhole approximately 223 linear feet to the south to gravity serve the project. Connections to local water and sewer mains would involve temporary and less than significant construction impacts that would occur in conjunction with other on-site improvements. No additional improvements are anticipated to either sewer lines or treatment facilities to serve the proposed project. Standard connection fees will address any incremental impacts of the proposed project. Therefore, the project will result in less than significant impacts as a result of new or expanded water and wastewater treatment facilities.

c) **Less Than Significant Impact.** Potentially significant impacts could occur as a result of this project if storm water runoff was increased to a level that would require construction of new storm drainage facilities. As discussed in the Hydrology section, the proposed project would not generate substantially increased runoff from the site. The site will be constructing on-site storm drains with connections to the existing system. The increase in stormwater flow would not lead to requiring the construction of new facilities or expansion of existing storm drainage facilities; this level can be accommodated by existing storm drainage facilities. With regard to project operation, on-site drainage will continue to function through sheet flow to the driveways, discharging into streets and drainage systems. The project is proposing a detention basin to handle stormwater flows. Proposed basin mitigates runoff volume, time of concentration and peak runoff as it is designed to retain the 100-year, 24-hour storm in the developed condition (1.00 ac ft.). Peak discharge to empty the basin in 48 hours is 0.25 cfs. With the basin, increased discharges to the City's existing storm drain system will not occur and will not impact local storm drain capacity. The project is not an industrial use and therefore will not result in substantial pollutant loading such that treatment control BMPs would be required to protect downstream water quality.

A NPDES permit will be required for the proposed project, which requires adoption of appropriate Stormwater Pollution Prevention Plan (SWPPP) and implementation of Best Management Practices (BMPs). The proposed project's storm drainage system would include treatment methods, such as

vegetated swales, to ensure the storm water would be cleaned and retained onsite to a level equal to or greater than the NPDES mandates. Implementation of BMPs would reduce pollutants in stormwater and urban runoff from the project site. The proposed storm drainage system, in combination with the SWPPP and BMPs, must be designed to the satisfaction of the City's Public Works Director and in conformance with all applicable permits and regulations. The project applicant/developer would be required to provide all necessary on-site infrastructure. Impacts would be less than significant, and no mitigation beyond compliance with existing laws is required.

d) **Less Than Significant Impact.** The project, with 33 houses would use approximately 13,200 gallons per day (gpd), estimating 400 gpd per household, or 4,818,000 gallons per year. The proposed project would generate a marginal increase in additional demand for water, relative to overall existing citywide demand. As the Urban Water Management Plan anticipates an overall increase in demand associated with development in the area over 2010 conditions, and the water demand for this project is within that demand assumption, impacts would be less than significant. There are sufficient water supplies in the City to meet the project's estimated water demand. The project would not substantially deplete water supplies, and the project would have a less than significant impact on entitled water supplies.

The project would be required to comply with Chapter 12.50 (Water Efficient Landscaping) of the City of Rialto Municipal Code, which would lessen the project's demand for water resources. Also, CBC Title 24 water efficiency measures require a demonstrated 20 percent reduction in the use of potable water. The project's landscaping plans include drought tolerant landscaping materials. Compliance with Title 24, and the City's Water Conservation in Landscaping and Water Efficient Landscaping Ordinances will reduce the proposed project's impacts to groundwater supplies to a level of less than significant.

e) **Less Than Significant Impact.** As detailed in Sections 4.17a and 4.17b, the proposed project will be adequately served by existing facilities. Therefore a less than significant impact would occur.

f) **Less Than Significant Impact.** Significant impacts could occur if the proposed project will exceed the existing permitted landfill capacity or violates federal, state, and local statutes and regulations.

Solid waste generated during construction and post construction will be managed by the applicant's contractor. A waste management plan will be developed with the General Contractor and appropriate third party recycling vendor for the project so that 50 percent of construction wastes are recycled or salvaged. The nearest landfill to the project site is the Mid-Valley Sanitary Landfill located at Alder Avenue north of the 210-Freeway approximately 4 miles northerly of the proposed project site. The 33 single-family homes that would be built would have solid waste service provided. The USEPA has estimated that in the United States, a typical person will generate 4.4 pounds of solid waste per day. Using the average of 4.0 persons per household for the 33 new homes, approximately 581 pounds per day would be generated. The USEPA has also estimated that approximately 1.53 pounds of every 4.4 pounds generated are recycled. The remaining solid waste would go to the landfill. Burrtec is the solid waste hauler and this firm operates transfer stations and material recovery facilities throughout the region with one of the largest located nearby in the City of Fontana. The City of Rialto is committed to meeting the goals of SB 939 with regard to meeting the State's goal of 50 percent diversion of solid waste from landfills. In order to meet this goal and also continue to accommodate additional population growth in the region, cities counties and waste managers such as Burrtec must increase the amount of source reduction, recycling and composting that can be done. To that end, Burrtec was recently (2012) permitted to increase the amount of

References

material accepted at the West Valley Material Recovery Facility in Fontana to 7,500 tons per day. Therefore this impact would be less than significant and no mitigation is required

g) **No Impact.** The proposed project is required to comply with all applicable Federal, State, County, and City statutes and regulations related to solid waste as a standard project condition of approval. Therefore, no impact would occur.

Mitigation Measures

No mitigation measures are necessary because impacts to Utilities will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.18 – Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2.18 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 the major periods of California history or prehistory?		<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 checked="" type="checkbox"/>	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		<input checked="" type="checkbox"/>		

Sources

Information used to prepare this section is from Sections 4.1 through 4.17 above.

Discussion

a) **Less Than Significant With Mitigation Incorporated.** The proposed project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 4.1, and would not result in excessive light or glare. The project site is located within an urbanized area with no natural habitat. The project would not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species, as discussed in Section 4.4. The environmental analysis provided in Section 4.2 concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Sections 4.7 and 4.9 conclude that impacts related to climate change and hydrology and water quality will be less than significant with mitigation incorporated. Based on the preceding analysis of potential impacts in the responses to items 4.1 thru 4.17, no evidence is presented that this project would degrade the quality of the environment. The City hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant with mitigation.

References

Cultural Resources. The proposed project would not cause a substantial adverse change in the significance of an archaeological resource. Construction-phase procedures would be implemented in the event any important archaeological or paleontological resources are discovered during grading, consistent with required State laws. This site is not known to have any association with an important example of California's history or prehistory. Section 7050.5 of the California Health and Safety Code states that if human remains are discovered on the site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition. In the unlikely event that archaeological or paleontological resources are uncovered during grading or construction, or human remains are found the following measures must be implemented:

Mitigation Measure CR-1: If subsurface cultural resources (archaeological or paleontological) are encountered during grading or construction, all ground-disturbing activity will cease within 100 feet of the resource. A qualified archaeologist/paleontologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. No further grading will occur in the area of the discovery until the City approves the measures to protect the resources. Any archaeological artifacts or paleontological resources recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.

Mitigation Measure CR-2: In the event that human remains are uncovered, no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Bernardino County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

b) **Less Than Significant.** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

The proposed development will generally result in less than significant environmental impacts (with mitigation incorporated), as discussed herein. Short-term impacts related to noise will be less than significant and therefore will not contribute substantially to any other concurrent construction programs that may be occurring in the vicinity. Short-term impacts related to pollutant emissions will be less than significant and will not exceed maximum thresholds.

The proposed project would not significantly cumulatively affect the environment. Water supplies have been studied in the Urban Water Management Plan, and the above cumulative projects are consistent with UWMP level of development assumptions. Continued efforts towards water conservation, as required by State law, would reduce water demands; the project would result in a less than significant cumulative impact on water supply and other resources. As indicated in Section 4.16 herein, the proposed project would not result in any significant traffic impacts to traffic or transportation. Based on the Air Quality Report, air quality could be affected in the

short-term during construction, but long-term cumulative effects will have a less than significant impact on air quality. Adherence to all mitigation measures recommended, the cumulative impacts can be mitigated to less than significant levels

c) **Less Than Significant with Mitigation Incorporation.** Based on the analysis of the proposed project's impacts in the responses to items 4.1 thru 4.17, there is no indication that this project could result in substantial adverse effects on human beings. While there would be a variety of temporary adverse effects during construction related to noise and criteria pollutant emission these would be minimized to acceptable levels through implementation of routine construction control measures. Long-term effects would include increased vehicular traffic, traffic-related noise, periodic on-site operational noise, minor changes to on-site drainage, and changing of the visual character of the site. Projected emission levels would be below the thresholds of significance recommended by the South Coast Air Quality Management District. Project-related traffic would represent a small percentage increase in traffic volumes along nearby roadways and would have a less-than-significant impact on roadway noise levels. The proposed project could substantially impact sensitive receptors in the vicinity, but mitigation measures have been developed to reduce impacts to a less than significant level. The measures are:

Mitigation Measure NOI-1: A minimum 7-foot tall wall is required along the northern property line to shield residences (Lots 21 to 26) from potential traffic noise from Bloomington Avenue. The wall must be positioned on top of slope or pad elevation (whichever is higher).

Mitigation Measure NOI-2: The project site shall implement upgraded windows with a minimum (STC > 30) for all windows and sliding glass doors (Lots 21 to 26) directly facing Bloomington Avenue.

Mitigation Measure NOI-3: Remaining lots will require windows with a minimum STC > 25 for all windows and sliding glass doors.

Mitigation Measure NOI-4: To the fullest extent possible attic vents shall face away from subject roadways and be acoustically treated with acoustic baffles to reduce noise from traveling through attic and into habitable rooms.

Mitigation Measure NOI-5: For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal and leaks/cracks must be kept to a minimum.

Mitigation Measure NOI-6: Construction operations must follow the City's General Plan and the Noise Ordinance, which states that operations cannot exceed the stipulations set-forth in Noise Ordinance:

- Construction shall adhere to the allowable operable hours as denoted within the Noise Ordinance 9.50.070.
- During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
- Idling equipment shall be turned off when not in use.
- Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

Based on the analysis in this Initial Study, the City finds that direct and indirect impacts to human beings will be less than significant with mitigation incorporation.

5.1 – List of Preparers

City of Rialto (Lead Agency)

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

Daniel Casey, Associate Planner

PGN (Environmental Analysis)

PO Box 2473
Menifee, CA 92586

5.2 – Persons and Organizations Consulted

Blaine A. Womer Civil Engineering, *Preliminary Water Quality Management Plan for Rialto PUD*, May 18, 2016.

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6 Summary of Mitigation Measures

Mitigation Measure CR-1: If subsurface cultural resources (archaeological or paleontological) are encountered during grading or construction, all ground-disturbing activity will cease within 100 feet of the resource. A qualified archaeologist/paleontologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. No further grading will occur in the area of the discovery until the City approves the measures to protect the resources. Any archaeological artifacts or paleontological resources recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.

Mitigation Measure CR-2: In the event that human remains are uncovered, no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Bernardino County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Mitigation Measure NOI-1: A minimum 7-foot tall wall is required along the northern property line to shield residences (Lots 21 to 26) from potential traffic noise from Bloomington Avenue. The wall must be positioned on top of slope or pad elevation (whichever is higher).

Mitigation Measure NOI-2: The project site shall implement upgraded windows with a minimum (STC > 30) for all windows and sliding glass doors (Lots 21 to 26) directly facing Bloomington Avenue.

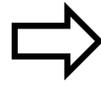
Mitigation Measure NOI-3: Remaining lots will require windows with a minimum STC > 25 for all windows and sliding glass doors.

Mitigation Measure NOI-4: To the fullest extent possible attic vents shall face away from subject roadways and be acoustically treated with acoustic baffles to reduce noise from traveling through attic and into habitable rooms.

Mitigation Measure NOI-5: For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal and leaks/cracks must be kept to a minimum.

Mitigation Measure NOI-6: Construction operations must follow the City's General Plan and the Noise Ordinance, which states that operations cannot exceed the stipulations set-forth in Noise Ordinance:

- Construction shall adhere to the allowable operable hours as denoted within the Noise Ordinance 9.50.070.
- During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
- Idling equipment shall be turned off when not in use.
- Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.



Appendix Materials

- Appendix A Project Plans: Tentative Map, Grading Plan, Landscape Plan and Architectural Submittal
- Appendix B Air Quality and Global Climate Change Impact Analysis
- Appendix C General Biological Resources Assessment
- Appendix D Historical/Archaeological Resources Survey Report (Under separate cover)
- Appendix E Geology/Hydrology Information: Preliminary Soils Investigation, Soil Infiltration Testing Preliminary Water Quality Management Plan and Sewer Capacity Analysis
- Appendix F Noise Impact Analysis
- Appendix G Traffic Impact Analysis

Mitigation Monitoring and Reporting Program
Environmental Assessment No. 16-16
R.C. Hobbs Company, Inc.
Subdivision of 4.57 gross acres into 33 single-family lots

Measure No.	Mitigation Measures	Verification of Compliance					
		Timing	Monitoring Milestone	Responsible Party for Monitoring	Initials	Date	Remarks
Cultural Resources							
CR-1	If subsurface cultural resources (archaeological or paleontological) are encountered during grading or construction, all ground-disturbing activity will cease within 100 feet of the resource. A qualified archaeologist/paleontologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. No further grading will occur in the area of the discovery until the City approves the measures to protect the resources. Any archaeological artifacts or paleontological resources recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.	During Construction	Grading and ground disturbance phase	Development Services, Building / Public Works, Engineering			
CR-2	In the event that human remains are uncovered, no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Bernardino County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.	During Construction	Grading and ground disturbance phase	Development Services, Building / Public Works, Engineering			
Noise							
NOI-1	A minimum 7-foot tall wall is required along the northern property line to shield residences (Lots 21 to 26) from potential traffic noise from Bloomington Avenue. The wall must be positioned on top of slope or pad elevation (whichever is higher).	Prior to Construction	Prior to issuance of building permits	Development Services, Planning			
NOI-2	The project site shall implement upgraded windows with a minimum (STC > 30) for all windows and sliding glass doors (Lots 21 to 26) directly facing Bloomington Avenue.	Prior to Construction	Prior to issuance of building permits	Development Services, Building			
NOI-3	Remaining lots will require windows with a minimum STC > 25 for all windows and sliding glass doors.	Prior to Construction	Prior to issuance of building permits	Development Services, Building			

Measure No.	Mitigation Measures	Verification of Compliance					
		Timing	Monitoring Milestone	Responsible Party for Monitoring	Initials	Date	Remarks
NOI-4	To the fullest extent possible attic vents shall face away from subject roadways and be acoustically treated with acoustic baffles to reduce noise from traveling through attic and into habitable rooms.	Prior to Construction	Prior to issuance of building permits	Development Services, Building			
NOI-5	For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal and leaks/cracks must be kept to a minimum.	Prior to Construction	Prior to issuance of building permits	Development Services, Building			
NOI-6	<p>Construction operations must follow the City's General Plan and the Noise Ordinance, which states that operations cannot exceed the stipulations set-forth in Noise Ordinance:</p> <ul style="list-style-type: none"> • Construction shall adhere to the allowable operable hours as denoted within the Noise Ordinance 9.50.070. • During construction, the contactor shall ensure all construction equipment is equipped with appropriate noise attenuating devices. • Idling equipment shall be turned off when not in use. • Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. 	During Construction	Continuous	Development Services, Building / Public Works, Engineering			



NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Rialto
Development Services Department
150 South Palm Avenue
Rialto, CA 92376

Clerk of the Board
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Environmental Assessment Review No. 16-16, General Plan Amendment No. 16-01, Zone Change No. 335, Tentative Tract Map No. 20009 & Precise Plan of Design No. 2444

State Clearinghouse Number: N/A

Lead Agency Contact Person: Daniel Casey, Associate Planner

Area Code/Telephone: (909) 820-2535

Project Location: Southwest corner of Bloomington Avenue and Willow Avenue (APNs: 0131-212-06, -19 & -20)

Project Description: Subdivision of approximately 4.57 gross acres of land into thirty-six (36) lots. Thirty-three (33) lots will be for single-family residences with lots that range in size from 2,816 square feet to 4,844 square feet. The remaining three (3) lots will be for one common recreation area (22,388 square feet), one open space area (2,584 square feet), and one water detention basin (12,410 square feet). In conjunction with the project, the applicant proposes to change the General Plan land use designation of the project site from Residential 2 with an Animal Overlay to Residential 12 and to change the zoning designation of the project site from Agricultural (A-1) to Planned Residential Development-Detached (PRD-D).

Project Proponent & Address: R.C. Hobbs Company, Inc. - 1110 East Chapman Avenue, Orange, CA 92866

Contact info & Phone: Jeff Moore - (714) 914-2505

This is to advise that the City of Rialto has approved the above described project on **September 27, 2016** and has made the following determinations regarding the above described project.

1. The project { will will not} have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures { were were not} made a condition of the approval of the project.
4. A statement of Overriding Considerations { was was not} adopted for this project.

This is to certify that the **Mitigated Negative Declaration** and record of project approval is available to the general public at the City of Rialto, Development Services Department, Planning Division, 150 South Palm Avenue, Rialto, CA 92376

Daniel Casey, Associate Planner

Date: _____

Date received for filing and posting at OPR:

1 **RESOLUTION NO. 16-**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT
4 THE CITY COUNCIL APPROVE GENERAL PLAN
5 AMENDMENT NO. 16-01 TO CHANGE THE LAND USE
6 DESIGNATION OF APPROXIMATELY 4.57 GROSS ACRES OF
7 LAND (APNS: 0131-212-06, -19 & -20) LOCATED AT THE
8 SOUTHWEST CORNER OF BLOOMINGTON AVENUE AND
9 WILLOW AVENUE FROM RESIDENTIAL 2 WITH AN
10 ANIMAL OVERLAY TO RESIDENTIAL 12 AND GENERAL
11 PLAN AMENDMENT NO. 16-02 TO CHANGE THE LAND USE
12 DESIGNATION OF APPROXIMATELY 14.67 GROSS ACRES
13 OF LAND (APNS: 0132-191-03, -07, -08, -09, -14 & -15)
14 LOCATED ON THE SOUTH SIDE OF VALLEY BOULEVARD
15 BETWEEN WILLOW AVENUE AND LILAC AVENUE FROM
16 GENERAL COMMERCIAL WITH A SPECIFIC PLAN
17 OVERLAY TO BUSINESS PARK WITH A SPECIFIC PLAN
18 OVERLAY.

19 WHEREAS, approximately 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20)
20 located at the southwest corner of Bloomington Avenue and Willow Avenue, and described in the
21 legal description attached as Exhibit A, (“Site ‘A’”) is currently designated Residential 2 with an
22 Animal Overlay by the Land Use Element of the General Plan; and

23 WHEREAS, approximately 14.67 gross acres of land (APNs: 0132-191-03, -07, -08, -09, -
24 14 & -15) located on the south side of Valley Boulevard between Willow Avenue and Lilac
25 Avenue, and described in the legal description attached as Exhibit B, (“Site ‘B’”) is currently
26 designated General Commercial with a Specific Plan Overlay by the Land Use Element of the
27 General Plan; and

28 WHEREAS, R.C. Hobbs Company, Inc. (“Applicant ‘A’”) proposes to change the land use
designation of Site ‘A’ from Residential 2 with an Animal Overlay to Residential 12, and Mr.
Tony DeAguiar (“Applicant ‘B’”) proposes to change the land use designation of Site ‘B’ from
General Commercial with a Specific Plan Overlay to Business Park with a Specific Plan Overlay
 (“Project”); and

1 WHEREAS, in conjunction with the Project, Applicant ‘A’ has also submitted Zone
2 Change No. 335 to change the zoning designation of Site ‘A’, as described in the legal
3 description attached as Exhibit A, from Agricultural (A-1) to Planned Residential Development-
4 Detached (PRD-D) (“ZC No. 335”); and

5 WHEREAS, in conjunction with the Project, Applicant ‘B’ has also submitted
6 Amendment No. 4 to the Gateway Specific Plan to change the zoning designation of Site ‘B’, as
7 described in the legal description attached as Exhibit B, from Freeway Commercial (F-C) within
8 the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan (“AMD No.
9 4 GSP”); and

10 WHEREAS, in conjunction with the Project, Applicant ‘A’ has also submitted Tentative
11 Tract Map No. 20009 (“TTM No. 20009”) to subdivide Site ‘A’ in thirty-three (33) single-family
12 residential lots and three (3) common lots, and the Project is necessary to facilitate TTM No.
13 20009; and

14 WHEREAS, in conjunction with the Project, Applicant ‘A’ has also submitted Variance
15 No. 714 (“VAR No. 714”) for Site ‘A’ to reduce the minimum gross site area required within the
16 PRD-D zone from 5.0 gross acres to 4.57 gross acres; and

17 WHEREAS, pursuant to Government Code Sections 65350-65362, the Project requires
18 the approval of an amendment to the General Plan, and Applicant ‘A’ has agreed to apply for
19 General Plan Amendment No. 16-01 (“GPA No. 16-01”) and Applicant ‘B’ has agreed to apply
20 for General Plan Amendment No. 16-02 (“GPA No. 16-02”); and

21 WHEREAS, pursuant to Government Code Sections 65350-65362, the City Council is
22 authorized to amend the General Plan within the City; and

23 WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning
24 Commission shall hold a public hearing for a proposed amendment to an adopted specific plan
25 and forward a recommendation to the City Council for action; and

26 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
27 conducted a duly noticed public hearing, as required by law, on GPA No. 16-01, GPA No. 16-02,
28 ZC No. 335, AMD No. 4 GSP, TTM No. 20009, and VAR No. 714, took testimony, at which

1 time it received input from staff, the city attorney, and the applicant; heard public testimony;
2 discussed GPA No. 16-01, GPA No. 16-02, ZC No. 335, AMD No. 4 GSP, TTM No. 20009, and
3 VAR No. 714; and closed the public hearing; and

4 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

5 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
6 Rialto as follows:

7 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
8 forth in the recitals above of this Resolution are true and correct and incorporated herein.

9 SECTION 2. Based on substantial evidence presented to the Planning Commission during
10 the public hearing conducted with regard to GPA No. 16-01 and GPA No. 16-02, including written
11 staff reports, verbal testimony, project plans, other documents, and the conditions of approval stated
12 herein, the Planning Commission hereby determines that GPA No. 16-01 and GPA No. 16-02
13 satisfy the requirements of Government Code Sections 65358 pertaining to the findings which must
14 be made precedent to amending a General Plan. The findings are as follows:

15
16 1. That the proposed General Plan Amendment is in the public interest.

17 *This finding is supported by the following facts:*

18 GPA No. 16-01:

19 Site 'A' is surrounded on the north and east by single-family residential subdivisions. The
20 Project will facilitate the development of detached single-family residences in keeping with
21 the character of the surrounding area.

22 The Project will facilitate the development of a neighborhood consisting of thirty-three (33)
23 detached single-family residences. Any member of the public seeking to purchase a new
24 home will be provided an opportunity to acquire a new high-quality residence within a high-
25 quality, well-maintained, gated neighborhood. An increase in the number of owner
26 occupied single-family residences will likely positively affect the median income of the City
of Rialto, albeit insignificantly. Furthermore, the development of thirty-three (33) detached
single-family residences will contribute to an increase in revenues collected in form of
permit fees, development impact fees, sales tax, and property tax.

27 GPA No. 16-02:
28

1 The land immediately to the west the Site 'B' similarly contains a Business Park land use
2 designation and is zoned I-P. The Project will facilitate the leasing of buildings and the
3 development of vacant land within Site 'B' with industrial uses in keeping with the character
4 of the surrounding area.

5 The Project will facilitate the leasing of 311 W. Valley Boulevard, which has remained
6 vacant for the last five (5) years. This will result in additional business licenses tax revenue
7 and jobs within the City.

8 SECTION 3. An Initial Study (Environmental Assessment Review No. 16-16) has been
9 prepared for GPA No. 16-01 in accordance with the California Environmental Quality Act (CEQA)
10 and it has been determined that any impacts will be reduced to a level of insignificance and a
11 Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning
12 Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration
13 and direct the Planning Division to file the necessary documentation with the Clerk of the Board of
14 Supervisors for San Bernardino County.

15 SECTION 4. An Initial Study (Environmental Assessment Review No. 16-37) has been
16 prepared for GPA No. 16-02 in accordance with the California Environmental Quality Act (CEQA)
17 and it has been determined that any impacts will be reduced to a level of insignificance and a
18 Negative Declaration has been prepared in accordance with CEQA. The Planning Commission
19 hereby recommends that the City Council adopt the Negative Declaration and direct the Planning
20 Division to file the necessary documentation with the Clerk of the Board of Supervisors for San
21 Bernardino County

22 SECTION 4. The Planning Commission hereby recommends that the City Council
23 approve GPA No. 16-01 to change the land use designation of Site 'A' from Residential 2 with an
24 Animal Overlay to Residential 12 and GPA No. 16-02 to change the land use designation of Site
25 'B' from General Commercial with a Specific Plan Overlay to Business Park with a Specific Plan
26 Overlay, in accordance with the applications on file with the Planning Division, subject to the
27 following conditions:
28

- 1 1. GPA No. 16-01 is approved changing the land use designation of approximately 4.57
2 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of
3 Bloomington Avenue and Willow Avenue, and described in the legal description
4 attached as Exhibit A, from Residential 2 with an Animal Overlay to Residential 12. If
5 the Conditions of Approval specified herein are not satisfied or otherwise completed, the
6 Project shall be subject to revocation.
- 7 2. GPA No. 16-02 is approved changing the land use designation of approximately 14.67
8 gross acres of land (APNs: 0132-191-03, -07, -08, -09, -14 & -15) located on the south
9 side of Valley Boulevard between Willow Avenue and Lilac Avenue, and described in
10 the legal description attached as Exhibit B, from General Commercial with a Specific
11 Plan Overlay to Business Park with Specific Plan Overlay. If the Conditions of
12 Approval specified herein are not satisfied or otherwise completed, the Project shall be
13 subject to revocation
- 14 3. City inspectors shall have access to the Site 'A' to reasonably inspect Site 'A' during
15 normal working hours to assure compliance with these conditions and other codes.
- 16 4. City inspectors shall have access to the Site 'B' to reasonably inspect Site 'B' during
17 normal working hours to assure compliance with these conditions and other codes.
- 18 5. Applicant 'A' shall defend, indemnify and hold harmless the City of Rialto, its
19 agents, officers, or employees from any claims, damages, action, or proceeding
20 against the City or its agents, officers, or employees to attack, set aside, void, or annul
21 any approval of the City, its advisory agencies, appeal boards, or legislative body
22 concerning GPA No. 16-01. The City will promptly notify the applicant of any such
23 claim, action, or proceeding against the City, and applicant will cooperate fully in the
24 defense.
- 25 6. Applicant 'B' shall defend, indemnify and hold harmless the City of Rialto, its agents,
26 officers, or employees from any claims, damages, action, or proceeding against the City
27 or its agents, officers, or employees to attack, set aside, void, or annul any approval of
28 the City, its advisory agencies, appeal boards, or legislative body concerning GPA No.
16-02. The City will promptly notify the applicant of any such claim, action, or
proceeding against the City, and applicant will cooperate fully in the defense.
7. In accordance with the provisions of Government Code Section 66020(d)(1), the
imposition of fees, dedications, reservations, or exactions for this Project, if any, are
subject to protest by the applicant at the time of approval or conditional approval of
the Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.
8. Applicant 'A' shall annex Site 'A' within a Community Facilities District to offset
operational costs to the City's General Fund associated with GPA No. 16-01, as
determined by the Fiscal Impact Analysis prepared by Stanley R. Hoffman Associates,
Inc., dated August 16, 2016, prior to the issuance of any building permits for Site 'A'.

Exhibit 'A'

**LEGAL DESCRIPTION
ZONE CHANGE AND GENERAL PLAN AMENDMENT**

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 1/2 OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTIPE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTIPE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 4070, AS PER MAP RECORDED IN BOOK 37 OF PARCEL MAPS, PAGE 16, RECORDS OF SAID COUNTY.

Prepared under by supervision:



Scott E. Brimhall
L.S. 7843

8/23/2016
Date



Exhibit 'B'

LEGAL DESCRIPTION FOR GENERAL PLAN (GC TO BP) AND SPECIFIC PLAN (F-C TO I-P) AMENDMENT FOR THE PROPERTY BOUNDED ON THE NORTH BY WEST VALLEY BOULEVARD, ON THE WEST BY SOUTH LILAC AVENUE, ON THE EAST BY SOUTH WILLOW AVENUE AND ON THE SOUTH BY CALIFORNIA INTERSTATE 10

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 22, PAGE 31 DATED JUNE 11, 1964 AND PARCELS 1 AND 2 OF PARCEL MAP NO. 590 RECORDED IN PARCEL MAP BOOK 5, PAGE 58 DATED MAY 10, 1971 AND PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 13497 RECORDED IN PARCEL MAP BOOK 170 PAGES 79 AND 80, DATED FEBRUARY 26, 1993.

ALL OF THE ABOVE RECORDS ARE ON FILE IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PARCELS ANY PORTION THEREOF LYING WITHIN PROPERTY DEEDED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES.



LEGAL DESCRIPTION ZONE CHANGE AND GENERAL PLAN AMENDMENT

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST ½ OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTIPE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTIPE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

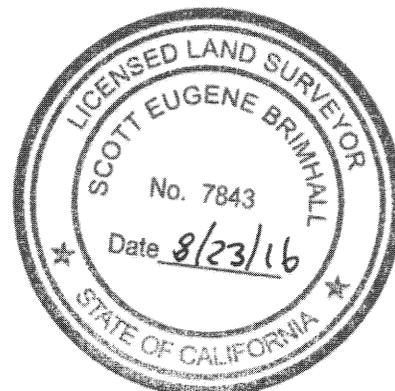
TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 4070, AS PER MAP RECORDED IN BOOK 37 OF PARCEL MAPS, PAGE 16, RECORDS OF SAID COUNTY.

Prepared under by supervision:



Scott E. Brimhall
L.S. 7843

8/23/2016
Date



1 WHEREAS, pursuant to Section 18.06.030, the City Council is authorized to adopt a
2 zone change within the City; and

3 WHEREAS, pursuant to Section 18.06.030(C) of the Rialto Municipal Code, the
4 Planning Commission shall hold a public hearing for a proposed amendment to an adopted
5 specific plan and forward a recommendation to the City Council for action; and

6 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
7 conducted a duly noticed public hearing, as required by law, on ZC No. 335, GPA No. 16-01,
8 TTM No. 20009, and VAR No. 714, took testimony, at which time it received input from staff,
9 the city attorney, and the applicant; heard public testimony; discussed ZC No. 335, GPA No. 16-
10 01, TTM No. 20009, and VAR No. 714; and closed the public hearing; and

11 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

12 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
13 Rialto as follows:

14 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
15 forth in the recitals above of this Resolution are true and correct and incorporated herein.

16 SECTION 2. Based on substantial evidence presented to the Planning Commission during
17 the public hearing conducted with regard to ZC No. 335, including written staff reports, verbal
18 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
19 Commission hereby determines that ZC No. 335 satisfies the requirements of Section 18.06.030 of
20 the Rialto Municipal Code pertaining to the findings which must be made precedent to adopting a
21 zone change. The findings are as follows:

- 22
- 23 1. That the proposed zone change is consistent with the General Plan of the City of
24 Rialto; and

25 *This finding is supported by the following facts:*

26 In conjunction with the Project, the applicant proposes GPA No. 16-01 to change the land
27 use designation of the Site from Residential 2 with an Animal Overlay to Residential 12.
28 The Residential 12 land use designation and the PRD-D zone both allow single-family
residential developments between 6.1 and 12.0 dwelling units per acre. GPA No. 16-01, ZC
No. 335, TTM No. 20009, and VAR No. 714 are proposed to facilitate the development of a

1 thirty-three (33) single-family residence neighborhood with a density of 7.22 dwelling units
2 per acre. The zone change and the subsequent development are therefore consistent with the
3 proposed General Plan land use designation.

4 2. That the proposed zone change will not adversely affect the surrounding properties.

5 *This finding is supported by the following facts:*

6 The Site is surrounded on the north and east by single-family residential subdivisions.
7 Additionally, the site is surrounded on the south and west by single-family residences. The
8 Project will facilitate the development of detached single-family residences in keeping with
9 the character of the surrounding area.

10 The proposed development, in conjunction with the project, will include the installation of a
11 six (6) foot solid block wall along all property lines adjacent to the surrounding
12 developments. Additionally, each structure meets the minimum required building setbacks.
13 These design features, as well as others, will serve to make the proposed development as
14 benign as possible.

15 Additionally, mitigation measures, included in the Initial Study prepared for the Project
16 (Environmental Assessment Review No. 16-16), will assist in mitigating any impacts related
17 cultural resources and noise to a level of insignificance.

18 SECTION 3. An Initial Study (Environmental Assessment Review No. 16-16) has been prepared
19 for the proposed project in accordance with the California Environmental Quality Act (CEQA) and
20 it has been determined that any impacts will be reduced to a level of insignificance and a Mitigated
21 Negative Declaration has been prepared in accordance with CEQA. The Planning Commission
22 hereby recommends that the City Council adopt the Mitigated Negative Declaration and direct the
23 Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors
24 for San Bernardino County.

25 SECTION 4. The Planning Commission hereby recommends that the City Council
26 approve ZC No. 335 to change the zoning designation of the Site from A-1 to PRD-D, in
27 accordance with the application on file with the Planning Division, subject to the following
28 conditions:

1. ZC No. 335 is approved changing the zoning designation of approximately 4.57 gross
acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of

1 Bloomington Avenue and Willow Avenue, and described in the legal description
2 attached as Exhibit A, from A-1 to PRD-D. If the Conditions of Approval specified
3 herein are not satisfied or otherwise completed, the Project shall be subject to
4 revocation.

- 5 2. Prior to the issuance of building or grading permits for the proposed development, a
6 Precise Plan of Design shall be approved by the City's Development Review Committee
7 (DRC).
- 8 3. City inspectors shall have access to the Site to reasonably inspect the Site during
9 normal working hours to assure compliance with these conditions and other codes.
- 10 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
11 officers, or employees from any claims, damages, action, or proceeding against the
12 City or its agents, officers, or employees to attack, set aside, void, or annul any
13 approval of the City, its advisory agencies, appeal boards, or legislative body
14 concerning ZC No. 335. The City will promptly notify the applicant of any such
15 claim, action, or proceeding against the City, and applicant will cooperate fully in the
16 defense.
- 17 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
18 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
19 subject to protest by the applicant at the time of approval or conditional approval of
20 the Project or within 90 days after the date of the imposition of the fees, dedications,
21 reservations, or exactions imposed on the Project.
- 22 6. Approval of Zone Change No. 335 will not be valid until such time that the City Council
23 of the City of Rialto has approved General Plan Amendment No. 16-01, which was
24 prepared in conjunction with the Project.
- 25 7. The applicant shall annex the Site within a Community Facilities District to offset
26 operational costs to the City's General Fund associated with the Project, as determined
27 by the Fiscal Impact Analysis prepared by Stanley R. Hoffman Associates, Inc., dated
28 August 16, 2016, prior to the issuance of any building permits.

29 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
30 adoption of this resolution and thereupon the same shall take effect and be in force.

31 PASSED, APPROVED AND ADOPTED this 31st day of August, 2016.

32 _____
33 JERRY GUTIERREZ, CHAIR
34 CITY OF RIALTO PLANNING COMMISSION

Exhibit 'A'

**LEGAL DESCRIPTION
ZONE CHANGE AND GENERAL PLAN AMENDMENT**

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 1/2 OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTIPE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTIPE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 4070, AS PER MAP RECORDED IN BOOK 37 OF PARCEL MAPS, PAGE 16, RECORDS OF SAID COUNTY.

Prepared under by supervision:



Scott E. Brimhall
L.S. 7843

8/23/2016
Date



1
2 **RESOLUTION NO. 16-**

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT
5 THE CITY COUNCIL APPROVE VARIANCE NO. 714 TO
6 REDUCE THE REQUIRED MINIMUM GROSS SITE AREA
7 WITHIN THE PLANNED RESIDENTIAL DEVELOPMENT-
8 DETACHED (PRD-D) ZONE FROM 5.0 ACRES TO 4.57 ACRES.

9 WHEREAS, the applicant, R.C. Hobbs Company, Inc., proposes to subdivide 4.57 gross
10 acres of land (APN: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington
11 Avenue and Willow Avenue (“Site”) into thirty-three (33) single-family lots and three (3)
12 common lots for open space/recreation areas and a storm-water detention basin (“Subdivision”);
13 and

14 WHEREAS, in conjunction with the Subdivision, the applicant has also submitted
15 General Plan Amendment No. 16-01 to change the land use designation of the Site, as described
16 in the legal description attached as Exhibit A, from Residential 2 (0.1-2.0 du/acre) with an
17 Animal Overlay to Residential 12 (6.1-12.0 du/acre) (“GPA No. 16-01”); and

18 WHEREAS, in conjunction with the Subdivision, the applicant has also submitted Zone
19 Change No. 335 to change the zoning designation of the Site, as described in the legal
20 description attached as Exhibit A, from Agricultural (A-1) to Planned Residential Development-
21 Detached (PRD-D) (“ZC No. 335”); and

22 WHEREAS, in conjunction with the Subdivision, the applicant has also submitted
23 Tentative Tract Map No. 20009 to subdivide the Site into thirty-three (33) single-family lots and
24 three (3) common lots for open space/recreation areas and a storm-water detention basin (“TTM
25 No. 20009”); and

26 WHEREAS, pursuant to Section 18.90.070A of the Rialto Municipal Code, the minimum
27 gross site area within the PRD-D zone shall be 5.0 acres; and

28 WHEREAS, the size of the Site does not comply with Section 18.90.070A of the Rialto
Municipal Code, thus requiring a reduction in the required minimum site area within the PRD-D
zone in order to facilitate the Subdivision (“Project”); and

1 WHEREAS, pursuant to Section 18.64.030 of the Rialto Municipal Code, the Project
2 requires the approval of a Variance, and the applicant has agreed to apply for Variance No. 714
3 (“VAR No. 714”); and

4 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
5 conducted a duly noticed public hearing, as required by law, on VAR No. 714, GPA No. 16-01,
6 ZC No. 335, and TTM No. 20009, took testimony, at which time it received input from staff, the
7 city attorney, and the applicant; heard public testimony; discussed the VAR No. 714, GPA No.
8 16-01, ZC No. 335, and TTM No. 20009; and closed the public hearing; and

9 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

10 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
11 Rialto as follows:

12 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
13 forth in the recitals above of this Resolution are true and correct and incorporated herein.

14 SECTION 2. Based on substantial evidence presented to the Planning Commission during
15 the public hearing conducted with regard to VAR No. 714, including written staff reports, verbal
16 testimony, site plan, other documents, and the conditions of approval stated herein, the Planning
17 Commission hereby determines that VAR No. 714 satisfies the requirements of the Section
18 18.64.020 of the Rialto Municipal Code pertaining to the findings which must be made precedent to
19 granting a variance. The findings are as follows:

- 20
- 21 1. There are exceptional circumstances or conditions applicable to the property
22 involved, or to the intended use of the property, that do not apply generally to the
23 property or class of use in the same vicinity or district.

24 *This finding is supported by the following facts:*

25 Strict enforcement of the gross site area requirement will prevent the applicant from
26 subdividing and developing the project. The site is bound on the north and east by public
27 streets, which limits the ability to expand the project site. Each adjacent property to the
28 south and west contain occupied single-family residences. The applicant attempted to
acquire both of these adjacent properties without success. Without the ability to

1 incorporate these properties an exceptional circumstance arises where the project site
2 cannot meet the minimum gross site area.

- 3 2. This variance is necessary for the preservation and enjoyment of a substantial
4 property right of the applicant as possessed by other property owners in the same
5 vicinity and district.

6 *This finding is supported by the following facts:*

7 Strict enforcement of the gross site area requirement will prevent the applicant from
8 subdividing and developing the project. Variance No. 695 was granted to DP
9 Management, LLC in 2012 reducing the minimum gross site area within a similar PRD-D
10 project from 5.0 gross acres to 4.53 gross acres.

- 11 3. The granting of this variance will not be materially detrimental to the public welfare
12 or injurious to the property or improvements in such vicinity and district in which
13 the property is located.

14 *This finding is supported by the following facts:*

15 Granting the variance will not be detrimental to the public welfare or injurious to other
16 property or improvements in that the project site will be used for a single-family residential
17 development in keeping with the character of the area. Additionally, the project site area
18 will be similar in size and dimension to the comparable DP Management, LLC project
19 within the same PRD-D zone.

- 20 4. The proposed use and development are consistent with the General Plan and
21 objectives of the zoning ordinance.

22 *This finding is supported by the following facts:*

23 Granting the variance will facilitate the development of a high-quality single-family
24 residential subdivision in keeping with General Plan Land Use Element Goal 2-21, which
25 requires the City to “Ensure high-quality planned developments within Rialto”.
26 Additionally, a precedent has already been set to allow PRD-D projects below the 5.0 gross
27 acre minimum site area, as established by Variance No. 695 for DP Management, LLC.

28 SECTION 3. An Initial Study (Environmental Assessment Review No. 16-16) has been
prepared for the proposed project in accordance with the California Environmental Quality Act
(CEQA) and it has been determined that any impacts will be reduced to a level of insignificance and
a Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning
Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration

1 and direct the Planning Division to file the necessary documentation with the Clerk of the Board of
2 Supervisors for San Bernardino County.

3 SECTION 4. The Planning Commission hereby recommends that the City Council
4 approve VAR No. 714, in conjunction with GPA No. 16-01, ZC No. 335, TTM No. 20009, to
5 reduce the required minimum gross site area within the PRD-D zone from 5.0 acres to 4.57 acres
6 in order to facilitate the subdivision of 4.57 gross acres of land located at the southwest corner of
7 Bloomington Avenue and Willow Avenue (APNs: 0131-212-06, -19 & -20) into thirty-three (33)
8 detached single-family lots, and three (3) common lots for open space/recreation areas and a
9 storm-water detention basin, in accordance with the application on file with the Planning
10 Division, subject to the following conditions:
11

- 12
13 1. Variance No. 714 is approved to reduce the required minimum gross site area for a
14 PRD-D subdivision located at the southwest corner of Bloomington Avenue and Willow
15 Avenue (APNs: 0131-212-06, -19 & -20) from 5.0 acres to 4.57 acres, as shown on the
16 plans submitted to the Planning Division on June 6, 2016, and as approved by the
17 Planning Commission.
- 18 2. City inspectors shall have access to the Site to reasonably inspect the Site during normal
19 working hours to assure compliance with these conditions and other codes.
- 20 3. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
21 officers, or employees from any claims, damages, action, or proceeding against the
22 City or its agents, officers, or employees to attack, set aside, void, or annul any
23 approval of the City, its advisory agencies, appeal boards, or legislative body
24 concerning VAR No. 714. The City will promptly notify the applicant of any such
25 claim, action, or proceeding against the City, and applicant will cooperate fully in the
26 defense.
- 27 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
28 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
subject to protest by the applicant at the time of approval or conditional approval of
the Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.
5. The Applicant shall complete and abide by all mitigation measures contained within the
Mitigation Monitoring and Reporting Program associated with Environmental
Assessment Review No. 16-16 prior to issuance of any Certificate of Occupancy.

Exhibit 'A'

LEGAL DESCRIPTION
ZONE CHANGE AND GENERAL PLAN AMENDMENT

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 1/2 OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTIPE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTIPE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 4070, AS PER MAP RECORDED IN BOOK 37 OF PARCEL MAPS, PAGE 16, RECORDS OF SAID COUNTY.

Prepared under by supervision:



Scott E. Brimhall
L.S. 7843

8/23/2016
Date



1 **RESOLUTION NO. 16-**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT
4 THE CITY COUNCIL APPROVE TENTATIVE TRACT MAP
5 NO. 20009 TO ALLOW THE SUBDIVISION OF 4.57 GROSS
6 ACRES OF LAND (APNS: 0131-212-06, -19 & -20) LOCATED
7 AT THE SOUTHWEST CORNER OF BLOOMINGTON
8 AVENUE AND WILLOW AVENUE INTO THIRTY-THREE (33)
9 SINGLE-FAMILY LOTS AND THREE (3) COMMON LOTS.

10 WHEREAS, the applicant, R.C. Hobbs Company, Inc., proposes to subdivide 4.57 gross
11 acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington
12 Avenue and Willow Avenue (“Site”) into thirty-three (33) single-family lots and three (3)
13 common lots for open space/recreation areas and a storm-water detention basin (“Project”); and

14 WHEREAS, in conjunction with the Project, the applicant has also submitted General
15 Plan Amendment No. 16-01 to change the land use designation of the Site, as described in the
16 legal description attached as Exhibit A, from Residential 2 (0.1-2.0 du/acre) with an Animal
17 Overlay to Residential 12 (6.1-12.0 du/acre) (“GPA No. 16-01”); and

18 WHEREAS, in conjunction with the Project, the applicant has also submitted Zone
19 Change No. 335 to change the zoning designation of the Site, as described in the legal
20 description attached as Exhibit A, from Agricultural (A-1) to Planned Residential Development-
21 Detached (PRD-D) (“ZC No. 335”); and

22 WHEREAS, Variance No. 714 (“VAR No. 714”) has been or is being granted for the Site
23 to to reduce the minimum gross site area required within the PRD-D zone from 5.0 gross acres to
24 4.57 gross acres; and

25 WHEREAS, the Project will create thirty-three (33) detached single-family lots in
26 accordance with the development standards of the PRD-D zone and three (3) common lots in
27 accordance with the development standards of the PRD-D zone; and

28 WHEREAS, in conjunction with the Project, the applicant will also develop one (1)
detached single-family residence on each of the thirty-three (33) single-family lots on the Site;
and

1 WHEREAS, the Project within the PRD-D zone requires the approval of a tentative tract
2 map, and the applicant has agreed to apply for a Tentative Tract Map No. 20009 (“TTM No.
3 20009”), in accordance with the Subdivision Map Act (Government Code §§ 66410 et seq.); and

4 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
5 conducted a duly noticed public hearing, as required by law, on TTM No. 20009, GPA No. 16-
6 01, ZC No. 335, and VAR No. 714, took testimony, at which time it received input from staff,
7 the city attorney, and the applicant; heard public testimony; discussed the proposed TTM No.
8 20009, GPA No. 16-01, ZC No. 335, and VAR No. 714; and closed the public hearing; and

9 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

10 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
11 Rialto as follows:

12 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
13 forth in the recitals above of this Resolution are true and correct and incorporated herein.

14 SECTION 2. Based on substantial evidence presented to the Planning Commission during
15 the public hearing conducted with regard to TTM No. 20009, including written staff reports, verbal
16 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
17 Commission hereby determines that TTM No. 20009 satisfies the requirements of Government
18 Code Sections 66473.5 and 66474 and Section 17.16.070 of the Rialto Municipal Code pertaining to
19 the findings which must be made precedent to granting a tentative map. The findings are as follows:

- 20 1. That the proposed tentative tract map is consistent with the General Plan of the City
21 of Rialto and the Planned Residential Development-Detached (PRD-D) zone, as
22 applicable; and

23 *This finding is supported by the following facts:*

24 GPA No. 16-01, prepared in conjunction with the Project, will change the land use
25 designation of the Site from Residential 2 with an Animal Overlay to Residential 12. ZC
26 No. 335, prepared in conjunction with the Project, will change the zoning designation of the
27 Site from A-1 to PRD-D. The allowable density range within the Residential 12 designation
28 and the PRD-D zone is between 6.1 to 12.0 dwelling units per acre. The proposed density
of the Site, as a result of the Project, is 7.22 dwelling units per acre, which is consistent with
the Residential 12 land use designation and the PRD-D zoning designation.

1 The PRD-D zone requires a minimum gross site area of 5.0 acres. The proposed site area of
2 the PRD-D portion of the Project is 4.57 gross acres, which is 0.43 acres less than the
3 minimum required. To rectify this, the applicant has applied for VAR No. 714 to reduce the
4 required minimum gross site area from 5.0 acres to 4.57 acres. The Site is surrounded by
5 Bloomington Avenue on the north, Willow Avenue on the east, and existing single-family
6 homes to the south and west. The developer has attempted to acquire both of the adjacent
7 single-family residences without success. The unwillingness of these property owners to
8 sell has resulted in a project area that cannot meet the required 5.0 acres in size.
9 Nonetheless, the design of the subdivision includes a stubbed access way to the south to
10 allow for potential expansion of the subdivision beyond 5.0 acres. It is worth noting that,
11 under the approval of Variance No. 695, the City established a precedent allowing PRD-D
12 subdivisions below the 5.0 gross acre minimum site area requirement. No minimum
13 individual lot sizes are specified within the development standards of the PRD-D zone. As
14 it pertains to the tentative tract map, the proposed subdivision of the Site is consistent with
15 the PRD-D zone and the Residential 12 land use designation.

- 16 2. That the design and improvements of the proposed tentative tract map are consistent
17 with the Subdivision Ordinance, the General Plan of the City of Rialto, and the
18 Agricultural (A-1) and Planned Residential Development-Detached (PRD-D) zones,
19 as applicable; and

20 *This finding is supported by the following facts:*

21 The Project will comply with all of the technical standards required by Subdivision Map
22 Act.

23 The Project is consistent with the proposed PRD-D zone and the proposed Residential 12
24 land use designation. All of the development standards for the PRD-D zone are satisfied
25 within the Project, with the exception of the minimum front yard setback from a private
26 street. Section 18.90.070G(1) of the Rialto Municipal Code requires a front yard setback
27 from a private street of thirty-seven (37) feet from curb face. The project includes front yard
28 setbacks to the curb face of a private street as low as twenty-two (22) feet six (6) inches.
However, Section 18.90.070(G)(4) of the RMC allows the Planning Commission to modify
the required setbacks based on evidence that a deviation from the required setback will be in
keeping with the intent of the PRD-D zone. According to Section 18.090.020(B) of the
RMC, the intent of the PRD-D zone is to provide greater flexibility to developments that
employ creative and practical concepts that are not possible through the strict application of
R-1 regulations. Essentially, the intent of the PRD-D zone is to encourage small lot
subdivisions with common open space amenities in place of large private yards, however the
required front yard setback is an impediment towards achieving that concept. In fact, the
required thirty-seven foot setback from curb face is no different than that required by the R-
1 zone. This brings into question what a developer's incentive is to utilize PRD-D zone,
since strict application of the PRD-D standards requires the same amount of front-yard
while also requiring additional common open space that is not required in a typical R-1
development. Even with a minimum front yard setback of twenty-two (22) feet six (6)
inches from curb face, each residence will still possess a substantial private front yard, and

1 the driveways will still be able to accommodate parking of two (2) vehicles. Therefore, the
2 project would still be in character with the intent of the PRD-D zone.

3 An existing portion of Willow Avenue will provide the primary access to the Project. A
4 new distinctive driveway, featuring a landscaped median, decorative paving, and signage,
5 will be located within the Willow Avenue street frontage. One (1) additional access point
6 onto Bloomington Avenue will provide additional emergency access. Access within the
7 Project will be provided by a new private street, which will loop around the inside of the
8 project site. Six (6) single-family lots will be located within the center of the loop, and the
9 remaining twenty-seven (27) single-family lots will be located around the perimeter of the
10 loop.

11 3. That the site is physically suitable for the type of proposed development; and

12 *This finding is supported by the following facts:*

13 The Site is a relatively flat, expansive in size, and development of the land should be
14 easily accommodated. The applicant will be required to submit a geotechnical/soils
15 report to the Public Works Department for review and approval prior to issuance of any
16 building permits.

17 4. That the site is physically suitable for the proposed density of the development; and

18 *This finding is supported by the following facts:*

19 The Site is 4.57 gross acres in size. Upon the completion of GPA No. 16-01, and ZC No.
20 335 the maximum density allowed on the Site will be 12.0 dwelling units per acre. The
21 acreage of the Site is suitable to accommodate the proposed density of 7.22 dwelling units
22 per acre.

23 5. That the design of the land division is not likely to cause substantial environmental
24 damage or substantially injure fish, wildlife, or their habitat; and

25 *This finding is supported by the following facts:*

26 According to Section 4.4.2 of the General Plan Environmental Impact Report, the Site is not
27 designated as a habitat for any threatened or endangered species. The northerly portion of
28 the Site is undeveloped and covered by natural grasses and one (1) tree. The southerly
portion of the project site contains two (2) existing single-family residences, one of which
contained a commercial dog breeding facility. The applicant proposes to demolish both
structures as a part of the project. Mitigation measures are included in the Project's Initial
Study that require the removal of any trees to take place outside of the State identified
nesting season, or alternatively the Site will be evaluated by a qualified biologist prior to
removal of the trees.

1 6. That the design of the land division is not likely to cause serious public health
2 problems; and

3 *This finding is supported by the following facts:*

4 The Site is bound on the north by Bloomington Avenue and on the east by Willow
5 Avenue. Existing single-family residences surround the project site on all sides. The
6 zoning of the single-family residences to the north and east is Single-Family Residential
7 (R-1C). The zoning of the single-family residences to the south and west is Agricultural
8 (A-1). The proposed detached single-family development pertaining to the land division
9 is consistent with all nearby land uses. Construction impacts will be limited through the
10 strict enforcement of the allowable construction hours listed in Section 9.50.070 of the
11 Rialto Municipal Code, as well as enforcement of regular watering of the Site to limit
12 airborne dust and other particulate matter. Operationally, generally speaking, detached
13 single-family dwellings have little to no impact on the environment and on surrounding
14 properties. The Project is not likely to cause any public health problems.

15 7. That the design of the land division or proposed improvements will not conflict with
16 easements, acquired by the public at large, for access through or use of, property
17 within the proposed land division.

18 *This finding is supported by the following facts:*

19 Two (2) easement exists on the Site. Upon completion of the Final Map and street
20 dedication, the access to the easements will remain in perpetuity.

21 SECTION 3. An Initial Study (Environmental Assessment Review No. 16-16) has been
22 prepared for the proposed project in accordance with the California Environmental Quality Act
23 (CEQA) and it has been determined that any impacts will be reduced to a level of insignificance and
24 a Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning
25 Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration
26 and direct the Planning Division to file the necessary documentation with the Clerk of the Board of
27 Supervisors for San Bernardino County.

28 SECTION 4. The Planning Commission hereby recommends that the City Council approve
29 TTM No. 20009, in conjunction with the GPA No. 16-01, ZC No. 335, and VAR No. 714, to allow
30 the subdivision of 4.57 gross acres of land located at the southwest corner of Bloomington Avenue
31 and Willow Avenue (APNs: 0131-212-06, -19 & -20) into thirty-three (33) detached single-family

1 lots, and three (3) common lots for open space/recreation areas and a storm-water detention basin, in
2 accordance with the application on file with the Planning Division, subject to the following
3 conditions:

- 4 1. TTM No. 20009 is approved allowing the subdivision of 4.57 gross acres of land located
5 at the southwest corner of Bloomington Avenue and Willow Avenue (APNs: 0131-212-
6 06, -19 & -20) into thirty-three (33) detached single-family lots, and three (3) common
7 lots for open space/recreation areas and a storm-water detention basin, as shown on the
8 tentative map submitted to the Planning Division on June 6, 2016, and as approved by
9 the Planning Commission and City Council. If the Conditions of Approval specified
10 herein are not satisfied or otherwise completed, the Project shall be subject to
11 revocation.
- 12 2. Prior to the issuance of building or grading permits for the proposed development, a
13 Precise Plan of Design shall be approved by the City's Development Review Committee
14 (DRC).
- 15 3. City inspectors shall have access to the Site to reasonably inspect the Site during
16 normal working hours to assure compliance with these conditions and other codes.
- 17 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
18 officers, or employees from any claims, damages, action, or proceeding against the
19 City or its agents, officers, or employees to attack, set aside, void, or annul any
20 approval of the City, its advisory agencies, appeal boards, or legislative body
21 concerning TTM No. 20009. The City will promptly notify the applicant of any such
22 claim, action, or proceeding against the City, and applicant will cooperate fully in the
23 defense.
- 24 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
25 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
26 subject to protest by the applicant at the time of approval or conditional approval of
27 the Project or within 90 days after the date of the imposition of the fees, dedications,
28 reservations, or exactions imposed on the Project.
6. The applicant shall complete and abide by all mitigation measures contained within the
Mitigation Monitoring and Reporting Program associated with Environmental
Assessment Review No. 16-16 prior to issuance of any Certificate of Occupancy.
7. The Applicant shall coordinate with the Gabrieleño Band of Mission Indians-Kizh
Nation, prior to the issuance of a grading permit, to allow for a Native American
Monitor to be located on-site during all ground disturbances, or as required by the
Gabrieleño Band of Mission Indians-Kizh Nation.

- 1 8. Approval of Tentative Tract Map No. 20009 will not be valid until such time that the
2 City Council of the City of Rialto has approved General Plan Amendment No. 16-01,
3 Zone Change No. 335, and Variance No. 714, which were prepared in conjunction with
4 the Project.
- 5 9. Covenants, Conditions and Restrictions (CC&R's) for a Home Owners Association
6 (H.O.A.) shall be submitted to the Planning Division for review and approval by the
7 City Attorney prior to recordation of the Final Map.
- 8 10. The CC&R's shall include language requiring the H.O.A. to require all residents within
9 the Neighborhood to utilize the garage within each dwelling unit for off-street parking
10 purposes.
- 11 11. The applicant shall annex the Site within a Community Facilities District to offset
12 operational costs to the City's General Fund associated with the Project, as determined
13 by the Fiscal Impact Analysis prepared by Stanley R. Hoffman Associates, Inc., dated
14 August 16, 2016, prior to the issuance of any building permits.
- 15 12. The applicant shall construct a minimum six (6) foot high solid decorative masonry
16 block around the perimeter of the project, as approved by the Planning Division.
17 Decorative masonry block means slumpstone, split-face, or precision block with a
18 stucco, plaster, or cultured stone finish. All decorative masonry block walls shall
19 include a decorative cap. Pilasters shall be incorporated within any proposed block wall
20 in excess of fifty (50) feet. The pilasters shall be spaced a maximum of fifty (50) feet
21 and shall be placed at all corners and ends of the wall. All pilasters shall protrude a
22 minimum six (6) inches above and to the side of the wall/fence. All pilasters shall
23 include a decorative cap.
- 24 13. The applicant shall pay all applicable development impact fees in accordance with the
25 current City of Rialto fee ordinance.
- 26 14. The applicant shall apply for annexation of the underlying property into City of Rialto
27 Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of
28 \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition
of acceptance of any new median and/or parkway landscaping, or any new public street
lighting improvements, to be maintained by the City of Rialto.
15. All new street lights shall be installed on an independently metered, City-owned
underground electrical system. The developer shall be responsible for applying with
Southern California Edison ("SCE") for all appropriate service points and electrical
meters. New meter pedestals shall be installed, and electrical service paid by the
developer, until such time as the underlying property is annexed into LLMD 2
16. Any improvements within the public right-of-way require a City of Rialto
Encroachment Permit.

- 1 17. The applicant shall dedicate additional right-of-way along the entire frontage of Willow
2 Avenue, as necessary, to provide the ultimate half-width of 32 feet, as required by the
3 City Engineer.
- 4 18. The applicant shall dedicate property line corner cutbacks at the north and south corners
5 of all proposed driveways on Willow Avenue, in accordance with City Standard SC-
6 235, as required by the City Engineer.
- 7 19. The applicant shall construct curb ramps meeting current California State Accessibility
8 standards at the north and south corners of all proposed driveways on Willow Avenue,
9 in accordance with the City of Rialto Standard Drawings.
- 10 20. The applicant shall construct a new underground electrical system for public street
11 lighting improvements along the project frontage of Willow Avenue, as determined
12 necessary by the City Engineer. New marbelite street light poles with LED light fixtures
13 shall be installed in accordance with City of Rialto Standard Drawings.
- 14 21. The applicant shall dedicate property line corner cutbacks at the east and west corners of
15 all proposed driveways on Bloomington Avenue, in accordance with City Standard SC-
16 235, as required by the City Engineer.
- 17 22. The applicant shall construct curb ramps meeting current California State Accessibility
18 standards at the east and west corners of all proposed driveways on Bloomington
19 Avenue, in accordance with the City of Rialto Standard Drawings.
- 20 23. The applicant shall construct a new underground electrical system for public street
21 lighting improvements along the project frontage of Bloomington Avenue, as
22 determined necessary by the City Engineer. New marbelite street light poles with LED
23 light fixtures shall be installed in accordance with City of Rialto Standard Drawings.
- 24 24. All broken or off-grade street and sidewalk improvements along the project frontage of
25 Cactus Avenue shall be repaired or replaced, as required by the City Engineer.
- 26 25. The applicant shall submit sewer improvement plans prepared by a California registered
27 civil engineer to the Public Works Engineering Division. The plans shall be approved by
28 the City Engineer prior to approval of Tract Map No. 20009.
- 26 26. The applicant shall construct an 8 inch V.C.P. sewer lateral connection to the sewer
27 main within Willow Avenue as necessary to provide sewer services to the new
28 residential development. All sewer shall be installed in accordance with City of Rialto
Standard Drawings and as required by the City Engineer. All on-site sewer will be
privately maintained.
- 27 27. Domestic water service to the underlying property is provided by the Rialto Water
28 Services. New domestic water service shall be installed in accordance with Rialto Water

1 Services requirements. Contact Rialto Water Services at (909) 820-2546 to coordinate
2 domestic water service requirements.

3 28. The applicant shall install a new domestic water line lateral connection to the main water
4 line within either Bloomington Avenue or Willow Avenue, pursuant to the Rialto Water
5 Services requirements. A water line plan shall be approved by Rialto Water Services
6 prior to approval of Tract Map No. 20009.

7 29. The applicant shall submit a Grading Plan prepared by a California registered civil
8 engineer to the Public Works Engineering Division for review and approval. The
9 Grading Plan shall be approved by the City Engineer prior to approval of Tract Map No.
10 20009.

11 30. The applicant shall submit a Water Quality Management Plan identifying site specific
12 Best Management Practices (“BMPs”) in accordance with the Model Water Quality
13 Management Plan (“WQMP”) approved for use for the Santa Ana River Watershed.
14 The site specific WQMP shall be submitted to the City Engineer for review and
15 approval with the Grading Plan. A WQMP Maintenance Agreement shall be required,
16 obligating the property owner(s) to appropriate operation and maintenance obligations
17 of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and
18 Maintenance Agreement shall be approved prior to approval of Tract Map No. 20009.

19 31. The applicant shall prepare a Notice of Intent (NOI) to comply with the California
20 General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as
21 modified September 2, 2009) is required via the California Regional Water Quality
22 Control Board online SMARTS system. A copy of the executed letter issuing a Waste
23 Discharge Identification (WDID) number shall be provided to the City Engineer prior to
24 issuance of a grading or building permit. The applicant’s contractor shall prepare and
25 maintain a Storm Water Pollution Prevention Plan (“SWPPP”) as required by the
26 General Construction Permit. All appropriate measures to prevent erosion and water
27 pollution during construction shall be implemented as required by the SWPPP.

28 32. The applicant shall submit a Geotechnical/Soils Report, prepared by a California
registered Geotechnical Engineer, for and incorporated as an integral part of the grading
plan for the proposed development. A copy of the Geotechnical/Soils Report shall be
submitted to the Public Works Engineering Division with the first submittal of the
Precise Grading Plan.

33. The applicant shall provide pad elevation certifications for all building pads in
conformance with the approved Grading Plan.

34. Prior to the issuance of a certificate of occupancy or final City approvals, the applicant
shall demonstrate that all structural BMP’s have been constructed and installed in
conformance with approved plans and specifications, and as identified in the approved
WQMP.

- 1 35. All stormwater runoff passing through the site shall be accepted and conveyed across the
2 property in a manner acceptable to the City Engineer. For all stormwater runoff falling
3 on the site, on-site retention or other facilities approved by the City Engineer shall be
4 required to contain the increased stormwater runoff generated by the development of the
5 property. Provide a hydrology study to determine the volume of increased stormwater
6 runoff due to development of the site, and to determine required stormwater runoff
7 mitigation measures for the proposed development. Final retention basin sizing and
8 other stormwater runoff mitigation measures shall be determined upon review and
9 approval of the hydrology study by the City Engineer and may require redesign or
10 changes to site configuration or layout consistent with the findings of the final hydrology
11 study. The volume of increased stormwater runoff to retain on-site shall be determined
12 by comparing the existing “pre-developed” condition and proposed “developed”
13 condition, using the 100-year frequency storm.
- 14 36. Any utility trenches or other excavations within existing asphalt concrete pavement of
15 off-site streets required by the proposed development shall be backfilled and repaired in
16 accordance with City of Rialto Standard Drawings. The developer shall be responsible
17 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
18 off-site streets as required by and at the discretion of the City Engineer, including
19 additional pavement repairs to pavement repairs made by utility companies for utilities
20 installed for the benefit of the proposed development (i.e. Rialto Water Services,
21 Southern California Edison, Southern California Gas Company, Time Warner, Verizon,
22 etc.). Multiple excavations, trenches, and other street cuts within existing asphalt
23 concrete pavement of off-site streets required by the proposed development may require
24 complete grinding and asphalt concrete overlay of the affected off-site streets, at the
25 discretion of the City Engineer. The pavement condition of the existing off-site streets
26 shall be returned to a condition equal to or better than existed prior to construction of the
27 proposed development.
- 28 37. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing
electrical distribution lines of sixteen thousand volts or less and overhead service drop
conductors, and all telephone, television cable service, and similar service wires or lines,
which are on-site, abutting, and/or transecting, shall be installed underground. The
existing overhead utilities extending along the west side of Willow Avenue meet the
requirement to be installed underground. Utility undergrounding shall extend to the
nearest off-site power pole; no new power poles shall be installed unless otherwise
approved by the City Engineer. A letter from the owners of the affected utilities shall be
submitted to the City Engineer prior to approval of the Grading Plan, informing the City
that they have been notified of the City’s utility undergrounding requirement and their
intent to commence design of utility undergrounding plans. When available, the utility
undergrounding plan shall be submitted to the City Engineer identifying all above
ground facilities in the area of the project to be undergrounded. Undergrounding of
existing overhead utility lines shall be completed prior to approval of Tract Map No.
20009.

- 1 38. Upon approval of any improvement plan by the City Engineer, the applicant shall
2 provide the improvement plan to the City in digital format, consisting of a DWG
3 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
4 (Adobe Acrobat) formats. Variation of the type and format of the digital data to be
5 submitted to the City may be authorized, upon prior approval by the City Engineer.
- 6 39. The original improvement plans prepared for the proposed development and approved
7 by the City Engineer (if required) shall be documented with record drawing “as-built”
8 information and returned to the Engineering Division prior to issuance of a final
9 certificate of occupancy. Any modifications or changes to approved improvement plans
10 shall be submitted to the City Engineer for approval prior to construction.
- 11 40. Nothing shall be constructed or planted in the corner cut-off area of any driveway which
12 exceeds or will exceed 30 inches in height, in order to maintain an appropriate sight
13 distance, as required by the City Engineer.
- 14 41. All proposed trees within the public right-of-way and within 10 feet of the public
15 sidewalk and/or curb shall have City approved deep root barriers installed, as required
16 by the City Engineer.
- 17 42. The applicant shall submit a final map (Tract Map No. 20009), be prepared by a
18 California registered Land Surveyor or qualified Civil Engineer, to the Public Works
19 Engineering Division for review and approval. A Title Report prepared for subdivision
20 guarantee for the subject property, the traverse closures for the existing parcel and all
21 lots created therefrom, and copies of record documents shall be submitted with Tract
22 Map No. 20009 to the Public Works Engineering Division as part of the review of the
23 Map. Tract Map No. 20009 shall be approved by the City Council prior to issuance of
24 any building permits.
- 25 43. In accordance with Government Code 66462, all required public improvements shall be
26 completed prior to the approval of a final map (Tract Map No. 20009). Alternatively,
27 the applicant may enter into a Subdivision Improvement Agreement to secure the cost of
28 all required public improvements at the time of requesting the City Engineer’s approval
of Tract Map No. 20009. If a Subdivision Improvement Agreement is requested by the
applicant, a fee of \$2,000 shall be paid for preparation and processing of the Subdivision
Improvement Agreement. The applicant will be required to secure the Subdivision
Improvement Agreement pursuant to Government Code 66499 in amounts determined
by the City Engineer.
44. A minimum of 48 inches of clearance for disabled access shall be provided on all public
sidewalks.
45. The applicant shall provide construction signage, lighting and barricading during all
phases of construction as required by City Standards or as directed by the City Engineer.
As a minimum, all construction signing, lighting and barricading shall be in accordance

1 with Part 6 “Temporary Traffic Control” of the 2014 California Manual on Uniform
2 Traffic Control Devices, or subsequent editions in force at the time of construction.

3 46. The use of dust and erosion control measures to prevent excessive adverse impacts on
4 adjoining properties during construction will be required by the Engineering Division
5 of the Public Works Department.

6 47. The applicant shall comply with all other applicable State and local ordinances.

7 48. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TTM No.
8 20009 is granted for a period of twenty-four (24) months from the effective date of
9 this resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an
10 extension of time for TTM No. 20009 may be granted by the Planning Commission
11 for a period or periods not to exceed a total of thirty-six (36) months. The period or
12 periods of extension shall be in addition to the original twenty-four (24) months. An
13 application shall be filed with the Planning Division for each extension together with
14 the required fee prior to the expiration date of TTM No. 20009.

15 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
16 adoption of this resolution and thereupon the same shall take effect and be in force.

17 PASSED, APPROVED AND ADOPTED this 31st day of August, 2016.

18 _____
19 JERRY GUTIERREZ, CHAIR
20 CITY OF RIALTO PLANNING COMMISSION
21
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Exhibit 'A'

**LEGAL DESCRIPTION
ZONE CHANGE AND GENERAL PLAN AMENDMENT**

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 1/2 OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTIPE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTIPE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 4070, AS PER MAP RECORDED IN BOOK 37 OF PARCEL MAPS, PAGE 16, RECORDS OF SAID COUNTY.

Prepared under by supervision:



Scott E. Brimhall
L.S. 7843

8/23/2016
Date





Legislation Details (With Text)

File #: 16-603 Version: 1 Name:

Type: Agenda Item Status: Agenda Ready

File created: 8/22/2016 In control: Planning Commission

On agenda: 8/31/2016 Final action:

Title: General Plan Amendment No. 16-02: A request to change the general plan land use designation of approximately 14.67 gross-acres of land (APNs: 0132-191-03, -07, -08, -09, -14 & -15) located on the south side of Valley Boulevard between Willow Avenue and Lilac Avenue from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-37) has been prepared for consideration in conjunction with the project.

Amendment No. 4 to the Gateway Specific Plan: A request to change the zoning designation of 14.67 gross-acres of land (APNs: 0132-191-03, -07, -08, -09, -14 & -15) located on the south side of Valley Boulevard between Willow Avenue and Lilac Avenue from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-37) has been prepared for consideration in conjunction with the project.

Sponsors:

Indexes:

Code sections:

- Attachments:
- [Exhibit A - Location Map](#)
 - [Exhibit B - Existing General Plan Land Use](#)
 - [Exhibit C - Existing Zoning](#)
 - [Exhibit D - Proposed General Plan Land Use](#)
 - [Exhibit E - Proposed Zoning](#)
 - [Exhibit F - Stakeholder Meeting Attendance](#)
 - [Exhibit G - Initial Study](#)
 - [Exhibit H - Notice of Determination](#)
 - [Exhibit I - Draft Resolution for GPA Nos. 16-01 & 16-02](#)
 - [Exhibit J - Legal Description](#)
 - [Exhibit K - Draft Resolution for Amendment No. 4 to the Gateway SP](#)

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of August 31, 2016

TO: Honorable Chairman and Planning Commissioners

APPROVAL: Robb Steel, Asst.CA/Development Services Director

REVIEWED BY: Gina M. Gibson, Planning Manager

FROM: Daniel Casey, Associate Planner

General Plan Amendment No. 16-02: A request to change the general plan land use designation of

approximately 14.67 gross-acres of land (APNs: 0132-191-03, -07, -08, -09, -14 & -15) located on the south side of Valley Boulevard between Willow Avenue and Lilac Avenue from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-37) has been prepared for consideration in conjunction with the project.

Amendment No. 4 to the Gateway Specific Plan: A request to change the zoning designation of 14.67 gross-acres of land (APNs: 0132-191-03, -07, -08, -09, -14 & -15) located on the south side of Valley Boulevard between Willow Avenue and Lilac Avenue from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan. A Mitigated Negative Declaration (Environmental Assessment Review No. 16-37) has been prepared for consideration in conjunction with the project.

APPLICANT:

Tony DeAguiar, 5486 Industrial Parkway, San Bernardino, CA 92407.

LOCATION:

The entire project site consists of six (6) parcels of land (APNs: 0132-191-03, -07, -08, -09, -14 & -15) located on the south side of Valley Boulevard between Willow Avenue and Lilac Avenue (Refer to the attached Location Map (Exhibit A)).

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Industrial Buildings, Motel, Vacant Land	Freeway Commercial (F-C)
North	Industrial Yards	Freeway Commercial (F-C)
East	Vacant Land, Industrial Building	Freeway Commercial (F-C)
South	Union Pacific Rail Yard	Heavy Industrial (H-IND)
West	Enterprise Rent-a-Car, Utility Crane, Vacant Land	Industrial Park (I-P)

General Plan Designations

Location	General Plan Designation
Site	General Commercial (GC) with a Specific Plan Overlay
North	General Commercial (GC) with a Specific Plan Overlay
East	General Commercial (GC) with a Specific Plan Overlay
South	General Industrial (GI) with a Specific Plan Overlay
West	Business Park (BP) with a Specific Plan Overlay

Site Characteristics

The project site is a rectangular-shaped block of land comprised of six (6) parcels. The parcels as a

whole are approximately 14.67 gross acres in size with approximate dimensions of 1,250 feet (east-west) by 520 feet (north-south). The majority of the project site is developed with several non-conforming industrial buildings, a Teamsters meeting hall, and a 99-unit Days Inn motel, though approximately 3.71 acres of vacant land remain.

The project site is bound on the north by Valley Boulevard, on the east by Willow Avenue, on the south by the I-10 Freeway, and on west by Lilac Avenue. To the north, across Valley Boulevard, are several industrial storage yards and a 10,000 square foot Pep Boys. To the east, across Willow Avenue, is a 2,400 square foot industrial building and approximately 1.79 acres of vacant land. To the south, across the I-10 Freeway, is the Union Pacific Rail Yard, and to the west, across Lilac Avenue, is the Enterprise Rent-a-Car facility and approximately 1.50 acres of vacant land. The current zoning of the project site and the properties to the north and east is Freeway Commercial (F-C) within the Gateway Specific Plan. The zoning of the property to the south is Heavy Industrial (H-IND) within the Agua Mansa Specific Plan, and the zoning of the properties to the west is Industrial Park (I-P) within the Gateway Specific Plan.

ANALYSIS/DISCUSSION:

Project Proposal

Tony DeAguiar proposes to change the zoning designation of the project site from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan, and to change the general plan designation from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay. Mr. DeAguiar is the owner of 311 W. Valley Boulevard, which is located within the project site.

As previously mentioned, the project site is comprised of several non-conforming industrial buildings, a 99-unit Days Inn motel, and approximately 3.71 acres of vacant land. Mr. DeAguiar's property at 311 W. Valley Boulevard contains a 24,000 square foot metal warehouse building constructed in 1967. The building was developed for industrial purposes and was occupied by Whiting Door Manufacturing until 2011. In 1992, the City Council of the City of Rialto adopted the Gateway Specific Plan, which changed the zoning of the project site from Commercial Manufacturing (C-M) to Freeway Commercial (F-C). The adoption of the Gateway Specific Plan caused Whiting Door Manufacturing's use to change from a conforming use within the C-M zone to a legal non-conforming use within the F-C zone. The City allowed Whiting Door Manufacturing to continue their operation, but once they left the property in 2011, any new use must conform to the allowable uses of the F-C zone. Given the industrial nature of the warehouse building at 311 W. Valley Boulevard, the real estate broker marketing the site has been unable to find a commercial tenant that conforms to the allowable uses of the F-C zone. According to the applicant, the land use and zoning changes are necessary to facilitate the leasing of the property.

Economic Development Committee

On January 28, 2016, Mr. DeAguiar brought forth to the Economic Development Committee (EDC) a proposal to change the land use and zoning designations of 311 W. Valley Boulevard in order to accommodate industrial uses. The EDC supported Mr. DeAguiar's request, but determined that any change must encompass the entire block in order to address the other non-conforming industrial buildings and vacant land. Subsequently, the EDC instructed the Mr. DeAguiar to file all of the necessary entitlement applications.

General Plan Amendment No. 16-02 & Amendment No. 4 to the Gateway SP

A General Plan Amendment and a Specific Plan Amendment to the Gateway Specific Plan are necessary to facilitate the requested land use and zoning changes to the project site. A general plan land use designation of Business Park (BP) with a Specific Plan Overlay and a zoning designation of Industrial Park (I-P) are the most logical designations to accommodate the type of industrial users that would best be suited by the existing industrial buildings within the project site.

Changing the zoning and land use designations for the entire block will assist in the leasing of Mr. DeAguiar's property and the other multi-tenant industrial buildings, and it could potentially lead to the development of the 3.71 acres of vacant land, which has remained undeveloped under the current F-C zoning. The Days Inn motel will continue to be a conforming use since commercial uses permitted in the F-C zone are also permitted in the I-P zone per Section 18.35.020C(5) of the Rialto Municipal Code.

The I-P zone and the BP General Plan land use designation are consistent with the surrounding land use designations and the surrounding area. The properties immediately to the west of the project site already contain the I-P/BP designations and Enterprise Rent-a-Car and other industrial users occupy the properties.

The alternative to changing the zoning and land use designations of the project site is to leave the existing designations as is. This will result in leaving the existing warehouse building at 311 W. Valley Boulevard empty, and would require the existing property owner to continue to pursue commercial tenants for a building that is industrial in nature. The building on the project site has been vacant for five years, similar non-conforming and conforming industrial users surround the area, and properties adjacent to the project site contain I-P/BP designations. For these reasons, staff supports the applicant's request to change the zoning of the project site to I-P and the General Plan land use designation to BP.

Exhibits demonstrating the existing and proposed General Plan land use designations and the zoning designations of the project site are attached to the staff report as Exhibits B-E .

Stakeholder's Meeting

On July 7, 2016, the Planning Division conducted a meeting for all property owners included within the Project Site. The City mailed notices to each of the property owners inviting them to the meeting. The City conducted the meeting within the Development Services Building Conference Room located at 150 S. Palm Avenue. Only the applicant and the owner of APNs 0132-191-14 & -15 (Days Inn & Vacant Land) attended the meeting (Exhibit F). The meeting included a discussion of the current and proposed zoning of the project site. The City did not received any verbal or written opposition to the recommended change to LDR during or after the meeting.

General Plan Amendment Limit

According to California Government Code Section 65358, the City shall not amend its General Plan Land Use Element more than four (4) times per calendar year. The City Council adopted one (1) amendment earlier in the year for the Crestwood project. Currently, the Planning Division is processing four (4) more amendments, each scheduled for action during the 2016 calendar year. Adopting five (5) amendments in one (1) calendar year would violate California Government Code Section 65358. However, subsection (b) of 65358 allows amendments to include more than one (1) change. In order to stay within the requirements of Section 65358, the City paired General Plan Amendment No. 16-02 with General Plan Amendment No. 16-01 within one amendment resolution. General Plan Amendment No. 16-01 relates to the R.C. Hobbs Company, Inc. project also scheduled

for the Planning Commission agenda for August 31, 2016. Please refer to staff report for R.C. Hobbs Company, Inc. for information related to that project.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Economic Development Element of the Rialto General Plan:

Goal 3-1: Strengthen and diversify the economic base and employment opportunities, and maintain a positive business climate.

ENVIRONMENTAL IMPACT:

The Planning Division prepared an Initial Study (Environmental Assessment Review No. 16-37) for the project to assess the potential environmental impacts of the proposed project, in accordance with the requirements of the California Environmental Quality Act (CEQA). The Initial Study is attached to the agenda report (Exhibit G). Based on the findings within the Initial Study, staff determined that the project will not have an adverse impact on the environment and a Negative Declaration was prepared. The City published a Notice of Intent to adopt the Negative Declaration for the project in the San Bernardino Sun newspaper, and mailed it to all property owners within 300 feet of the project site. A twenty (20) day public comment period took place from July 29, 2016 to August 17, 2016. The City received no public comments regarding the Initial Study during the required twenty (20) day review period.

Additionally, in accordance with California Assembly Bill 52 and California Senate Bill 18, the City mailed notices to twelve (12) Native American tribes informing them of the project and allowing them to request consultation on the project. The City received no comments or requests for consultation.

PUBLIC NOTICE:

The City mailed public hearing notices for the proposed project to all property owners within 300 feet of the project site, and published the public hearing notice in the San Bernardino Sun newspaper as required by State law.

RECOMMENDATION:

It is recommended that the Planning Commission:

- Forward to the City Council a recommendation to adopt a Negative Declaration for the proposed project and authorize staff to file the attached Notice of Determination (Exhibit H) with the Clerk of the Board of San Bernardino County; and
- Adopt a resolution (Exhibit I) forwarding to the City Council a recommendation to approve General Plan Amendment No. 16-01 to change the land use designation of approximately 4.57 gross acres of land, detailed in the legal description attached as Exhibit P in staff report 16-600, from Residential 2 (0.1-2.0 du/acre) to Residential 12 (6.1-12.0 du/acre) and General Plan Amendment No. 16-02 to change the land use designation of approximately 14.67 gross acres of land, detailed in the legal description attached as Exhibit J, from General Commercial with a Specific Plan Overlay to Business Park with a Specific Plan Overlay subject to the findings and

conditions therein; and

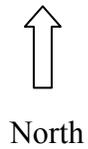
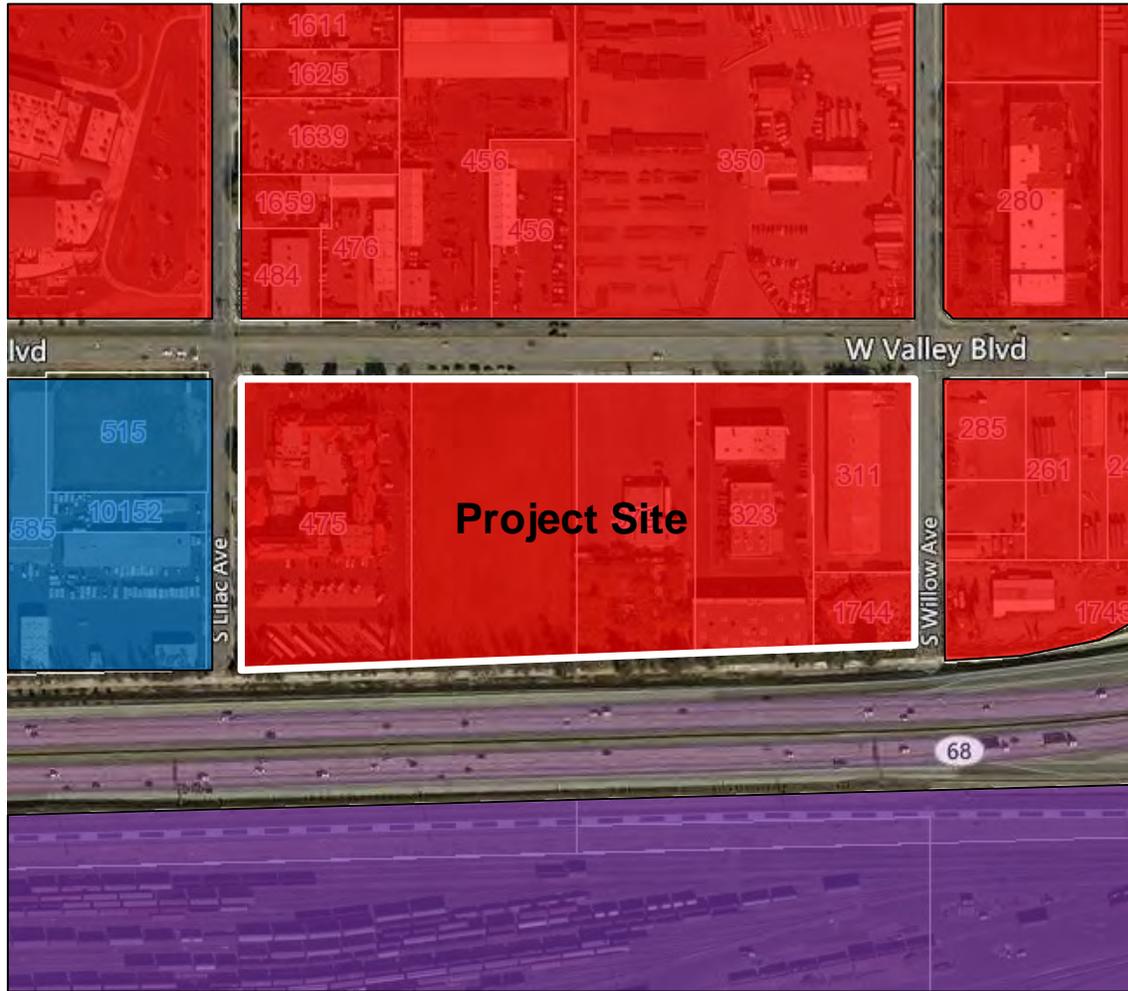
- Adopt a resolution (Exhibit K) forwarding to the City Council a recommendation to approve Amendment No. 4 to the Gateway Specific Plan to change the zoning designation of approximately 14.67 gross acres of land, detailed in the legal description attached as Exhibit J, from Freeway-Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan, subject to the findings and conditions therein.



Project Location Map

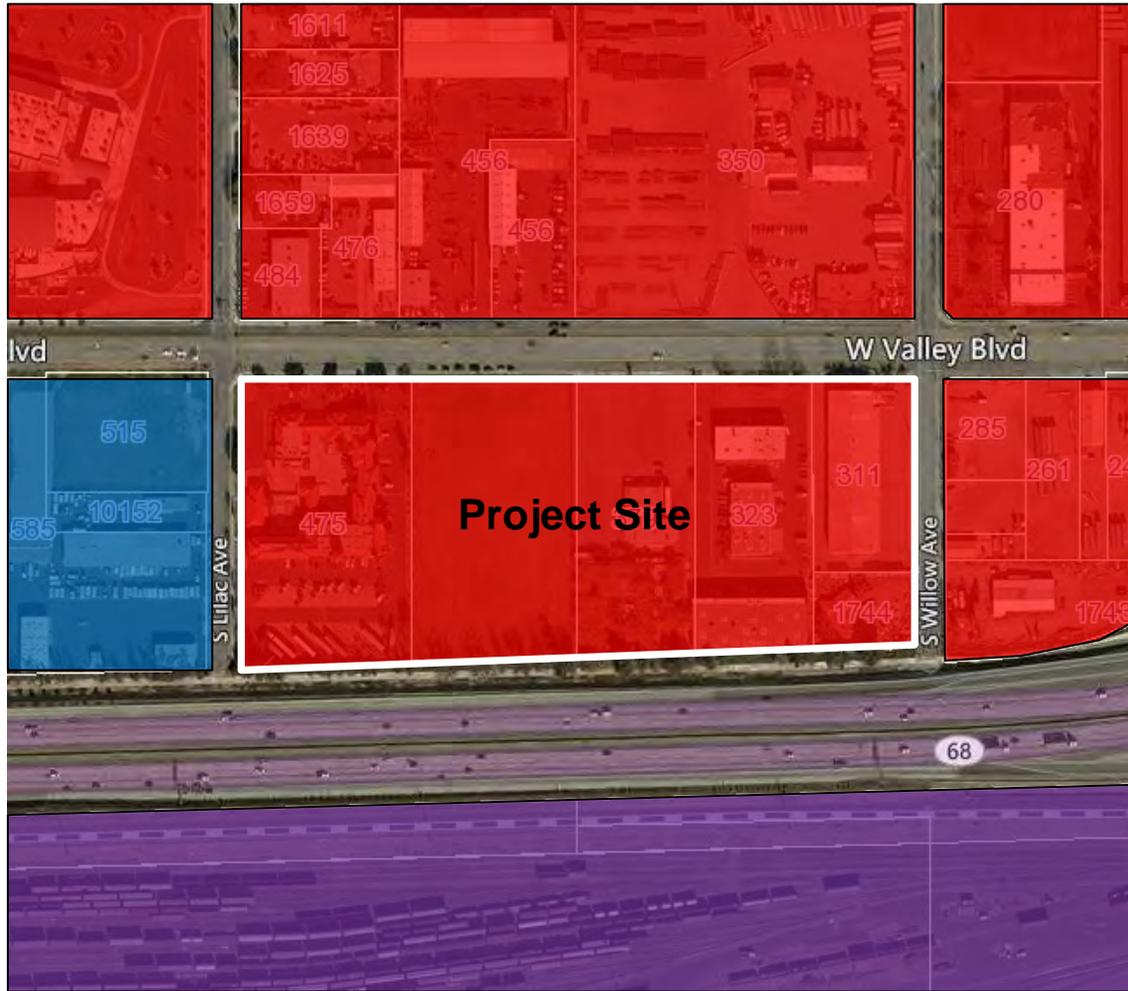


Existing General Plan Land Use



-  - General Commercial
-  - Business Park
-  - General Industrial

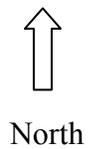
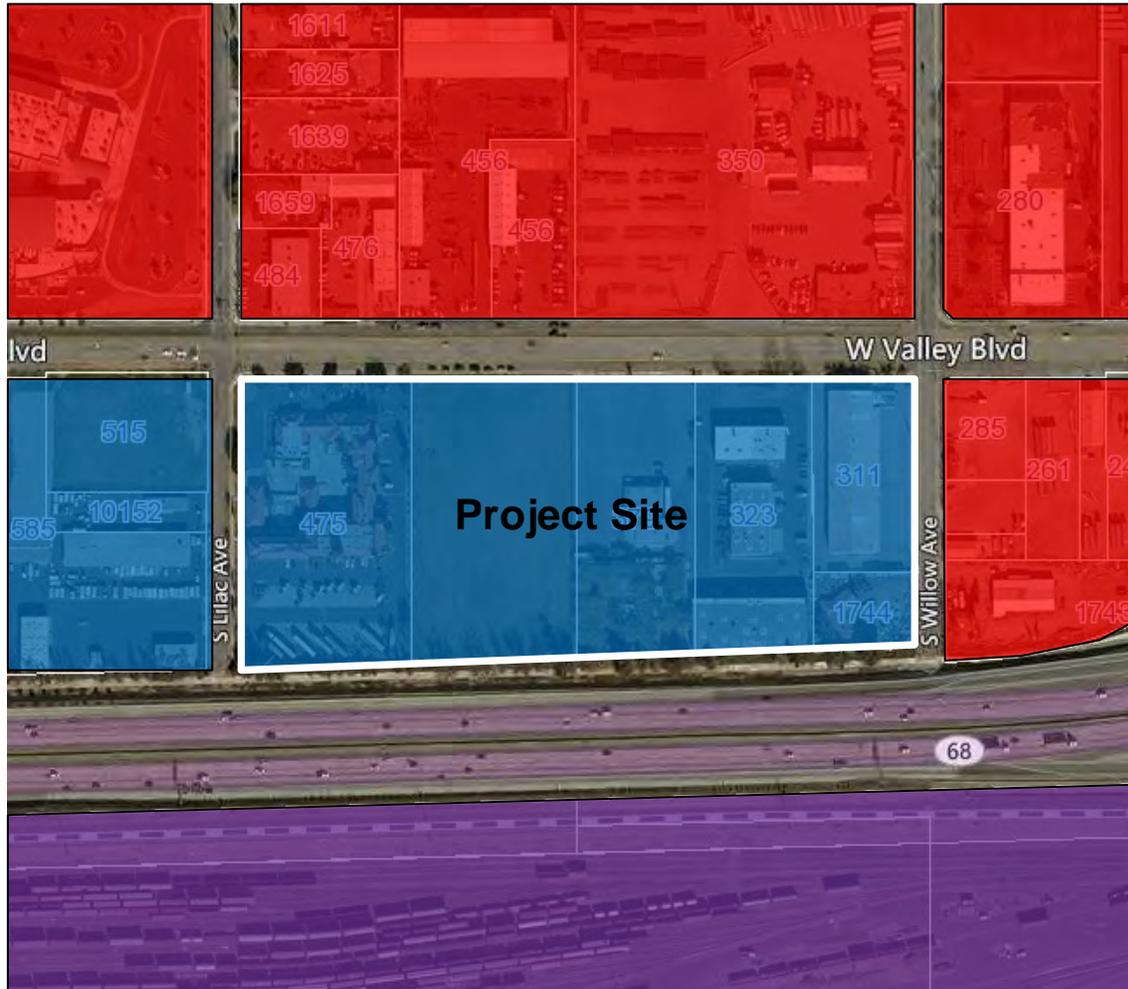
Existing Zoning



↑
North

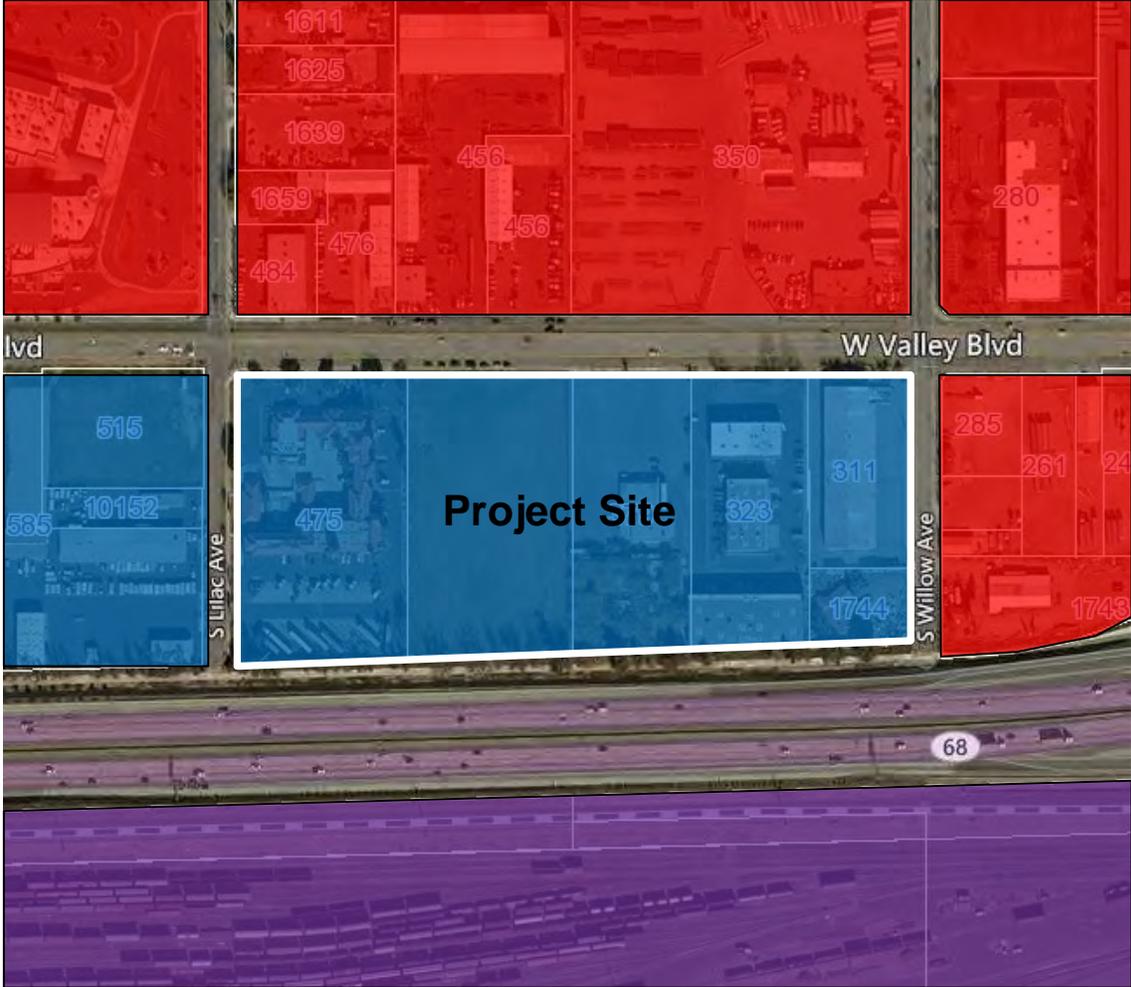
-  - Freeway Commercial (F-C) within the Gateway SP
-  - Industrial Park (I-P) within the Gateway SP
-  - Heavy Industrial (H-IND) within the Agua Mansa SP

Proposed General Plan Land Use



-  - General Commercial
-  - Business Park
-  - General Industrial

Proposed Zoning



-  - Freeway Commercial (F-C) within the Gateway SP
 -  - Industrial Park (I-P) within the Gateway SP
 -  - Heavy Industrial (H-IND) within the Agua Mansa SP
- 
 North

**GPA No. 16-02 & Amendment No. 4 to the GSP
Stakeholder's Meeting**

Name	Address	Phone Number
Jae Kim	Days Inn	909-877-0690
Juan Gonzalez	Days Inn	909-877-0690
Tony DeAguiar	311 W. Valley	951 712 2898
Suresh Doddiah	242 E. AIRPORT DRIVE #212, S.B. CA. 92408	(909)215-3451
Rudy Alvarez	311 W. Valley Blvd.	909-376-6441



Initial Study
Tony DeAguiar
City of Rialto, California

Project Location:
South side of Valley Boulevard between Willow Avenue and Lilac Avenue
APNs: 0132-191-03, -07, -08, -09, -14 & -15
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, Associate Planner

(Initial Study E.A.R. No. 16-37)

Date of Assessment: July 21, 2016

1. Project title:

General Plan Amendment No. 16-02 and Amendment No. 4 to the Gateway Specific Plan

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, Associate Planner - (909) 820-2525 ext. 2075

4. Project location:

The project site is located on the south side of Valley Boulevard between Willow Avenue and Lilac Avenue (APNs: 0132-191-03, -07, -08, -09, -14 & -15).

5. Project sponsor's name and address:

Tony DeAguiar, 5486 Industrial Parkway, San Bernardino, CA 92407 - (909) 880-8446

6. Zoning Designation and Land Use:

<i>Location</i>	<i>Existing Land Use</i>	<i>Zoning</i>
Site	Industrial Buildings, Motel, Vacant Land	F-C
North	Industrial Yards	F-C
South	Union Pacific Rail Yard	H-IND
West	Enterprise Rent-a-Car, Utility Crane, Vacant Land	I-P
East	Vacant Land, Industrial Building	F-C

7. Description of project:

The proposed project involves a request to change the General Plan land use designation of the project site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay and to change the zoning designation of the project site from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan. No new development is proposed. The project proponent's goal is to facilitate additional permitted uses within existing buildings.

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"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <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 / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <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.

Signature

Daniel Casey, Associate Planner

Printed Name

Date

City of Rialto

For

2.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

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 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).

Source: Project Proposal, Air Quality Management Plan

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.

	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 | <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
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habitat conservation plan?

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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	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.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

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?

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?

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 a change in the general plan land use designation and the zoning designation to facility 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
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VIII. 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 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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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IX. 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 14.67 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 Gateway 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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X. 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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XI. 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 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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XII. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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indirectly (for example, through extension of roads or other infrastructure)?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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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XIII. 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"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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: 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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XIV. 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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XV. 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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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* – Valley Boulevard 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
--	--------------------------------	--	------------------------------	-----------

XVI. 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"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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XVII. 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.



NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Rialto
Development Services Department
150 South Palm Avenue
Rialto, CA 92376

Clerk of the Board
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Environmental Assessment Review No. 16-37, General Plan Amendment No. 16-02 & Amendment No. 4 to the Gateway Specific Plan

State Clearinghouse Number: N/A

Lead Agency Contact Person: Daniel Casey, Associate Planner

Area Code/Telephone: (909) 820-2535

Project Location: South side of Valley Boulevard between Willow Avenue and Lilac Avenue (APNs: 0132-191-03, -07, -08, -09, -14 & -15)

Project Description: A request to change the General Plan land use designation of the project site from General Commercial (GC) with a Specific Plan Overlay to Business Park (BP) with a Specific Plan Overlay and to change the zoning designation of the project site from Freeway Commercial (F-C) within the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan. No new development is proposed. The project proponent’s goal is to facilitate additional permitted uses within existing buildings.

Project Proponent & Address: Tony DeAguiar – 5486 Industrial Parkway, San Bernardino, CA 92407

Contact info & Phone: Tony DeAguiar - (909) 880-8446

This is to advise that the City of Rialto has approved the above described project on **September 27, 2016** and has made the following determinations regarding the above described project.

1. The project { will will not} have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures { were were not} made a condition of the approval of the project.
4. A statement of Overriding Considerations { was was not} adopted for this project.

This is to certify that the **Negative Declaration** and record of project approval is available to the general public at the City of Rialto, Development Services Department, Planning Division, 150 South Palm Avenue, Rialto, CA 92376

Daniel Casey, Associate Planner

Date: _____

Date received for filing and posting at OPR:

1 WHEREAS, in conjunction with the Project, Applicant ‘A’ has also submitted Zone
2 Change No. 335 to change the zoning designation of Site ‘A’, as described in the legal
3 description attached as Exhibit A, from Agricultural (A-1) to Planned Residential Development-
4 Detached (PRD-D) (“ZC No. 335”); and

5 WHEREAS, in conjunction with the Project, Applicant ‘B’ has also submitted
6 Amendment No. 4 to the Gateway Specific Plan to change the zoning designation of Site ‘B’, as
7 described in the legal description attached as Exhibit B, from Freeway Commercial (F-C) within
8 the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan (“AMD No.
9 4 GSP”); and

10 WHEREAS, in conjunction with the Project, Applicant ‘A’ has also submitted Tentative
11 Tract Map No. 20009 (“TTM No. 20009”) to subdivide Site ‘A’ in thirty-three (33) single-family
12 residential lots and three (3) common lots, and the Project is necessary to facilitate TTM No.
13 20009; and

14 WHEREAS, in conjunction with the Project, Applicant ‘A’ has also submitted Variance
15 No. 714 (“VAR No. 714”) for Site ‘A’ to reduce the minimum gross site area required within the
16 PRD-D zone from 5.0 gross acres to 4.57 gross acres; and

17 WHEREAS, pursuant to Government Code Sections 65350-65362, the Project requires
18 the approval of an amendment to the General Plan, and Applicant ‘A’ has agreed to apply for
19 General Plan Amendment No. 16-01 (“GPA No. 16-01”) and Applicant ‘B’ has agreed to apply
20 for General Plan Amendment No. 16-02 (“GPA No. 16-02”); and

21 WHEREAS, pursuant to Government Code Sections 65350-65362, the City Council is
22 authorized to amend the General Plan within the City; and

23 WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning
24 Commission shall hold a public hearing for a proposed amendment to an adopted specific plan
25 and forward a recommendation to the City Council for action; and

26 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
27 conducted a duly noticed public hearing, as required by law, on GPA No. 16-01, GPA No. 16-02,
28 ZC No. 335, AMD No. 4 GSP, TTM No. 20009, and VAR No. 714, took testimony, at which

1 time it received input from staff, the city attorney, and the applicant; heard public testimony;
2 discussed GPA No. 16-01, GPA No. 16-02, ZC No. 335, AMD No. 4 GSP, TTM No. 20009, and
3 VAR No. 714; and closed the public hearing; and

4 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

5 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
6 Rialto as follows:

7 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
8 forth in the recitals above of this Resolution are true and correct and incorporated herein.

9 SECTION 2. Based on substantial evidence presented to the Planning Commission during
10 the public hearing conducted with regard to GPA No. 16-01 and GPA No. 16-02, including written
11 staff reports, verbal testimony, project plans, other documents, and the conditions of approval stated
12 herein, the Planning Commission hereby determines that GPA No. 16-01 and GPA No. 16-02
13 satisfy the requirements of Government Code Sections 65358 pertaining to the findings which must
14 be made precedent to amending a General Plan. The findings are as follows:

15
16 1. That the proposed General Plan Amendment is in the public interest.

17 *This finding is supported by the following facts:*

18 GPA No. 16-01:

19 Site 'A' is surrounded on the north and east by single-family residential subdivisions. The
20 Project will facilitate the development of detached single-family residences in keeping with
21 the character of the surrounding area.

22 The Project will facilitate the development of a neighborhood consisting of thirty-three (33)
23 detached single-family residences. Any member of the public seeking to purchase a new
24 home will be provided an opportunity to acquire a new high-quality residence within a high-
25 quality, well-maintained, gated neighborhood. An increase in the number of owner
26 occupied single-family residences will likely positively affect the median income of the City
of Rialto, albeit insignificantly. Furthermore, the development of thirty-three (33) detached
single-family residences will contribute to an increase in revenues collected in form of
permit fees, development impact fees, sales tax, and property tax.

27 GPA No. 16-02:
28

1 The land immediately to the west the Site 'B' similarly contains a Business Park land use
2 designation and is zoned I-P. The Project will facilitate the leasing of buildings and the
3 development of vacant land within Site 'B' with industrial uses in keeping with the character
4 of the surrounding area.

5 The Project will facilitate the leasing of 311 W. Valley Boulevard, which has remained
6 vacant for the last five (5) years. This will result in additional business licenses tax revenue
7 and jobs within the City.

8 SECTION 3. An Initial Study (Environmental Assessment Review No. 16-16) has been
9 prepared for GPA No. 16-01 in accordance with the California Environmental Quality Act (CEQA)
10 and it has been determined that any impacts will be reduced to a level of insignificance and a
11 Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning
12 Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration
13 and direct the Planning Division to file the necessary documentation with the Clerk of the Board of
14 Supervisors for San Bernardino County.

15 SECTION 4. An Initial Study (Environmental Assessment Review No. 16-37) has been
16 prepared for GPA No. 16-02 in accordance with the California Environmental Quality Act (CEQA)
17 and it has been determined that any impacts will be reduced to a level of insignificance and a
18 Negative Declaration has been prepared in accordance with CEQA. The Planning Commission
19 hereby recommends that the City Council adopt the Negative Declaration and direct the Planning
20 Division to file the necessary documentation with the Clerk of the Board of Supervisors for San
21 Bernardino County

22 SECTION 4. The Planning Commission hereby recommends that the City Council
23 approve GPA No. 16-01 to change the land use designation of Site 'A' from Residential 2 with an
24 Animal Overlay to Residential 12 and GPA No. 16-02 to change the land use designation of Site
25 'B' from General Commercial with a Specific Plan Overlay to Business Park with a Specific Plan
26 Overlay, in accordance with the applications on file with the Planning Division, subject to the
27 following conditions:
28

- 1 1. GPA No. 16-01 is approved changing the land use designation of approximately 4.57
2 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of
3 Bloomington Avenue and Willow Avenue, and described in the legal description
4 attached as Exhibit A, from Residential 2 with an Animal Overlay to Residential 12. If
5 the Conditions of Approval specified herein are not satisfied or otherwise completed, the
6 Project shall be subject to revocation.
- 7 2. GPA No. 16-02 is approved changing the land use designation of approximately 14.67
8 gross acres of land (APNs: 0132-191-03, -07, -08, -09, -14 & -15) located on the south
9 side of Valley Boulevard between Willow Avenue and Lilac Avenue, and described in
10 the legal description attached as Exhibit B, from General Commercial with a Specific
11 Plan Overlay to Business Park with Specific Plan Overlay. If the Conditions of
12 Approval specified herein are not satisfied or otherwise completed, the Project shall be
13 subject to revocation
- 14 3. City inspectors shall have access to the Site 'A' to reasonably inspect Site 'A' during
15 normal working hours to assure compliance with these conditions and other codes.
- 16 4. City inspectors shall have access to the Site 'B' to reasonably inspect Site 'B' during
17 normal working hours to assure compliance with these conditions and other codes.
- 18 5. Applicant 'A' shall defend, indemnify and hold harmless the City of Rialto, its
19 agents, officers, or employees from any claims, damages, action, or proceeding
20 against the City or its agents, officers, or employees to attack, set aside, void, or annul
21 any approval of the City, its advisory agencies, appeal boards, or legislative body
22 concerning GPA No. 16-01. The City will promptly notify the applicant of any such
23 claim, action, or proceeding against the City, and applicant will cooperate fully in the
24 defense.
- 25 6. Applicant 'B' shall defend, indemnify and hold harmless the City of Rialto, its agents,
26 officers, or employees from any claims, damages, action, or proceeding against the City
27 or its agents, officers, or employees to attack, set aside, void, or annul any approval of
28 the City, its advisory agencies, appeal boards, or legislative body concerning GPA No.
16-02. The City will promptly notify the applicant of any such claim, action, or
proceeding against the City, and applicant will cooperate fully in the defense.
7. In accordance with the provisions of Government Code Section 66020(d)(1), the
imposition of fees, dedications, reservations, or exactions for this Project, if any, are
subject to protest by the applicant at the time of approval or conditional approval of
the Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.
8. Applicant 'A' shall annex Site 'A' within a Community Facilities District to offset
operational costs to the City's General Fund associated with GPA No. 16-01, as
determined by the Fiscal Impact Analysis prepared by Stanley R. Hoffman Associates,
Inc., dated August 16, 2016, prior to the issuance of any building permits for Site 'A'.

Exhibit 'A'

**LEGAL DESCRIPTION
ZONE CHANGE AND GENERAL PLAN AMENDMENT**

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 1/2 OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTIPE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTIPE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH PARCELS 1 AND 2 OF PARCEL MAP NO. 4070, AS PER MAP RECORDED IN BOOK 37 OF PARCEL MAPS, PAGE 16, RECORDS OF SAID COUNTY.

Prepared under by supervision:



Scott E. Brimhall
L.S. 7843

8/23/2016
Date



Exhibit 'B'

LEGAL DESCRIPTION FOR GENERAL PLAN (GC TO BP) AND SPECIFIC PLAN (F-C TO I-P) AMENDMENT FOR THE PROPERTY BOUNDED ON THE NORTH BY WEST VALLEY BOULEVARD, ON THE WEST BY SOUTH LILAC AVENUE, ON THE EAST BY SOUTH WILLOW AVENUE AND ON THE SOUTH BY CALIFORNIA INTERSTATE 10

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 22, PAGE 31 DATED JUNE 11, 1964 AND PARCELS 1 AND 2 OF PARCEL MAP NO. 590 RECORDED IN PARCEL MAP BOOK 5, PAGE 58 DATED MAY 10, 1971 AND PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 13497 RECORDED IN PARCEL MAP BOOK 170 PAGES 79 AND 80, DATED FEBRUARY 26, 1993.

ALL OF THE ABOVE RECORDS ARE ON FILE IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PARCELS ANY PORTION THEREOF LYING WITHIN PROPERTY DEEDED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES.



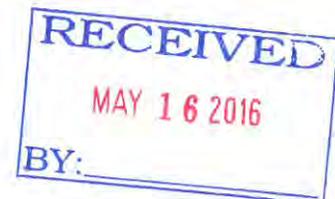
LEGAL DESCRIPTION FOR GENERAL PLAN (GC TO BP) AND SPECIFIC PLAN (F-C TO I-P) AMENDMENT FOR THE PROPERTY BOUNDED ON THE NORTH BY WEST VALLEY BOULEVARD, ON THE WEST BY SOUTH LILAC AVENUE, ON THE EAST BY SOUTH WILLOW AVENUE AND ON THE SOUTH BY CALIFORNIA INTERSTATE 10

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 22, PAGE 31 DATED JUNE 11, 1964 AND PARCELS 1 AND 2 OF PARCEL MAP NO. 590 RECORDED IN PARCEL MAP BOOK 5, PAGE 58 DATED MAY 10, 1971 AND PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 13497 RECORDED IN PARCEL MAP BOOK 170 PAGES 79 AND 80, DATED FEBRUARY 26, 1993.

ALL OF THE ABOVE RECORDS ARE ON FILE IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PARCELS ANY PORTION THEREOF LYING WITHIN PROPERTY DEEDED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES.



1 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
2 conducted a duly noticed public hearing, as required by law, on GSP AMD No. 4 and GPA No.
3 16-02, took testimony, at which time it received input from staff, the city attorney, and the
4 applicant; heard public testimony; discussed GSP AMD No. 4 and GPA No. 16-02; and closed
5 the public hearing; and

6 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

7 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
8 Rialto as follows:

9 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
10 forth in the recitals above of this Resolution are true and correct and incorporated herein.

11 SECTION 2. Based on substantial evidence presented to the Planning Commission during
12 the public hearing conducted with regard to GSP AMD No. 4, including written staff reports, verbal
13 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
14 Commission hereby determines that GSP AMD No. 4 satisfies the requirements of Government
15 Code Sections 65358 and 65453 and Section 18.78.060I of the Rialto Municipal Code pertaining to
16 the findings which must be made precedent to adopting a zone change. The findings are as follows:

- 17
18 1. That the proposed Specific Plan Amendment is consistent with the goals and
19 policies of the General Plan and its purposes, standards and land use guidelines; and

20 *This finding is supported by the following facts:*

21 In conjunction with the Project, the applicant proposes GPA No. 16-02 to change the land
22 use designation of the Site from General Commercial with a Specific Plan Overlay to
23 Business Park with a Specific Plan Overlay. The Business Park land use designation and
24 the I-P zone both allow for various industrial uses and industrial developments. GSP AMD
25 No. 4 and GPA No. 16-02 are proposed to facilitate occupancy of several non-conforming
26 industrial buildings within the Site by making them conforming via a land use and zoning
27 designation change. The zone change is therefore consistent with the proposed General Plan
28 land use designation.

26 Additionally, the Project is consistent with Goal 3-1 of the Economic Development Element
27 of the General Plan, which encourages strengthening and diversification of the economic
28 base and employment opportunities, while maintaining a positive business climate. The
change in the zoning designation of the Site from F-C to I-P is consistent with Goal 3-1, as it

1 will lead to the occupancy of several industrial buildings that have remained vacant for quite
2 some time because of non-conformity.

- 3 2. That the proposed Specific Plan Amendment will help achieve a balanced
4 community of all races, age groups, income levels and ways of life; and

5 *This finding is supported by the following facts:*

6 The Project will facilitate the of several industrial buildings that have remained vacant for
7 quite some time because of non-conformity, which will provide new jobs available to all
8 races, age groups, and ways of life.

- 9 3. That the proposed Specific Plan Amendment results in development of desirable
10 character, which will be compatible with existing and proposed development in the
11 surrounding neighborhood; and

12 *This finding is supported by the following facts:*

13 The Project does not entail any development; however it could lead to the development of
14 approximately 3.71 acres of vacant land within the site. Any future development within
15 the I-P zone will be consistent with existing non-conforming industrial developments to
16 the north and east of the Site and other I-P developments to the west of the Site.

- 17 4. That the proposed Specific Plan Amendment contributes to a balance of land uses
18 that will enable local residents to work and shop in the community in which they
19 live; and

20 *This finding is supported by the following facts:*

21 The Gateway Specific Plan is comprised of three (3) land use types, Retail, Office, and
22 Industrial Park. The Retail uses dominate the frontage of Riverside Avenue, which is one
23 block to the east of the Site. Lands to the west of Retail areas are frequently vacant or
24 developed with industrial uses. Riverside Avenue is the only major arterial street that runs
25 through the Gateway Specific Plan. As such, it attracts all of the commercial uses. Any
26 lands to the east or west of the Riverside Avenue street frontage suffers from lower vehicle
27 trips and therefore are not conducive to commercial development or uses. Thus is the
28 reason for the applicant's request to change the zoning designation of the Site from
Freeway-Commercial to Industrial Park. Maintaining non-retail commercial uses to the
west or east of Riverside Avenue contributes toward balancing the land uses within the
Gateway Specific Plan area. Additionally, it will also provide added employment
opportunities to the City by allowing for industrial uses within existing buildings that are
industrial in nature.

5. That the proposed Specific Plan Amendment respects the environmental and
aesthetic assets of the community consistent with economic realities; and

1 *This finding is supported by the following facts:*

2 Planning staff prepared an Initial Study (Environmental Assessment Review No. 16-37) to
3 assess the potential environmental impacts of the proposed project, in accordance with the
4 requirements of the California Environmental Quality Act (CEQA). Based on the findings
5 and within the Initial Study, staff determined that the project will not have an adverse impact
6 on the environment.

- 7 6. That the proposed Specific Plan Amendment incorporates, where feasible, active
8 and passive energy conservation measures.

9 *This finding is supported by the following facts:*

10 The Project does not entail any development. Any future developments and/or tenant
11 improvements located within the Site will be required to meet all of the latest energy
12 requirements with Title 24 of the California Building Code.

13 SECTION 3. An Initial Study (Environmental Assessment Review No. 16-37) has been prepared
14 for the proposed project in accordance with the California Environmental Quality Act (CEQA) and
15 it has been determined that any impacts will be reduced to a level of insignificance and a Negative
16 Declaration has been prepared in accordance with CEQA. The Planning Commission hereby
17 recommends that the City Council adopt the Negative Declaration and direct the Planning Division
18 to file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino
19 County.

20 SECTION 4. The Planning Commission hereby recommends that the City Council
21 approve GSP AMD No. 4 to change the zoning designation of the Site from F-C to I-P, in
22 accordance with the application on file with the Planning Division, subject to the following
23 conditions:

- 24 1. GSP AMD No. 4 is approved changing the zoning designation of approximately 14.67
25 gross acres of land (APNs: 0132-191-03, -07, -08, -09, -14 & -15) located on the south
26 side of Valley Boulevard between Willow Avenue and Lilac Avenue, and described in
27 the legal description attached as Exhibit A, from F-C to I-P. If the Conditions of
28 Approval specified herein are not satisfied or otherwise completed, the Project shall be
 subject to revocation.

Exhibit 'A'

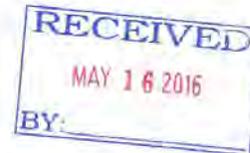
LEGAL DESCRIPTION FOR GENERAL PLAN (GC TO BP) AND SPECIFIC PLAN (F-C TO I-P) AMENDMENT FOR THE PROPERTY BOUNDED ON THE NORTH BY WEST VALLEY BOULEVARD, ON THE WEST BY SOUTH LILAC AVENUE, ON THE EAST BY SOUTH WILLOW AVENUE AND ON THE SOUTH BY CALIFORNIA INTERSTATE 10

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCELS 1 AND 2 AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 22, PAGE 31 DATED JUNE 11, 1964 AND PARCELS 1 AND 2 OF PARCEL MAP NO. 590 RECORDED IN PARCEL MAP BOOK 5, PAGE 58 DATED MAY 10, 1971 AND PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 13497 RECORDED IN PARCEL MAP BOOK 170 PAGES 79 AND 80, DATED FEBRUARY 26, 1993.

ALL OF THE ABOVE RECORDS ARE ON FILE IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PARCELS ANY PORTION THEREOF LYING WITHIN PROPERTY DEEDED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES.





Legislation Details (With Text)

File #: 16-604 Version: 1 Name:

Type: Agenda Item Status: Agenda Ready

File created: 8/22/2016 In control: Planning Commission

On agenda: 8/31/2016 Final action:

Title: General Plan Amendment No. 15-05: A request to change the general plan land use designation of 4.67 gross-acres of land (APNs 0132-031-13 & -14) located on the south side of Randall Avenue approximately 300 feet east of Willow Avenue from Residential 6 (2.1-6.0 du/acre) to Residential 21 (12.1-21.0 du/acre). A Mitigated Negative Declaration (Environmental Assessment Review No. 15-70) has been prepared for consideration in conjunction with the project.

Zone Change No. 334: A request to change the zoning designation of 4.67 gross-acres of land (APNs 0132-031-13 & -14) located on the south side of Randall Avenue approximately 300 feet east of Willow Avenue from Single-Family Residential (R-1C) to Multi-Family Residential (R-3). A Mitigated Negative Declaration (Environmental Assessment Review No. 15-70) has been prepared for consideration in conjunction with the project.

Conditional Development Permit No. 798: A request to allow the development of a sixty-eight (68) unit apartment complex on 4.67 gross-acres of land (APNs: 0132-031-13 & -14) located on the south side of Randall Avenue approximately 300 feet east of Willow Avenue. A Mitigated Negative Declaration (Environmental Assessment Review No. 15-70) has been prepared for consideration in conjunction with the project.

Sponsors:

Indexes:

Code sections:

- Attachments:
- [Exhibit A - Location Map](#)
 - [Exhibit B - Site Plan](#)
 - [Exhibit C - Floor Plans](#)
 - [Exhibit D - Color Elevations](#)
 - [Exhibit E - Existing General Plan Land Use](#)
 - [Exhibit F - Existing Zoning](#)
 - [Exhibit G - Proposed General Plan Land Use](#)
 - [Exhibit H - Proposed Zoning](#)
 - [Exhibit I - Initial Study](#)
 - [Exhibit J - Mitigation Monitoring and Reporting Program](#)
 - [Exhibit K - Notice of Determination](#)
 - [Exhibit L - Draft Resolution for GPA No. 15-05](#)
 - [Exhibit M - Legal Description](#)
 - [Exhibit N - Draft Resolution for ZC No.pdf](#)
 - [Exhibit O - Draft Resolution for CDP No.pdf](#)

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of August 31, 2016

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Robb Steel, Assistant CA/Development Services Director
REVIEWED BY: Gina M. Gibson, Planning Manager
FROM: Daniel Casey, Associate Planner

General Plan Amendment No. 15-05: A request to change the general plan land use designation of 4.67 gross-acres of land (APNs 0132-031-13 & -14) located on the south side of Randall Avenue approximately 300 feet east of Willow Avenue from Residential 6 (2.1-6.0 du/acre) to Residential 21 (12.1-21.0 du/acre). A Mitigated Negative Declaration (Environmental Assessment Review No. 15-70) has been prepared for consideration in conjunction with the project.

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APPLICANT:

Emaar Enterprise, 998 S. Teakwood Avenue, Bloomington, CA 92316.

LOCATION:

The entire project site consists of two (2) parcels of land (APNs: 0132-031-13 & -14) located on the south side of Randall Avenue approximately 300 feet east of Willow Avenue (Refer to the attached Location Map (Exhibit A)).

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Two (2) Single-Family Residences	Single-Family Residential (R-1C)
North	Milor High School	Agricultural (A-1)
East	One (1) Single Family Residence	Multi-Family Residential (R-3)
South	Single Family Residences	Single-Family Residential (R-1C)
West	Single Family Residences	Single-Family Residential (R-1C)

General Plan Designations

Location	General Plan Designation
Site	Residential 6 (2.1-6 dwelling units per acre)
North	School Facility
East	Residential 21 (12.1-21.0 dwelling units per acre)
South	Residential 6 (2.1-6 dwelling units per acre)
West	Residential 6 (2.1-6 dwelling units per acre)

Site Characteristics

The project site is a relatively flat, rectangular-shaped piece of land comprised of two parcels. The parcels as a whole are approximately 4.67 gross acres in size with approximate dimensions of 330 feet (east-west) by 630 feet (north-south). The majority of the project site is undeveloped and covered by natural grasses, shrubs and a few trees. However, two single-family residences are located within the northern portion of the project site.

The project site is bound on the north by Randall Avenue. To the north, across Randall Avenue, is Milor High School, and to the east is a 1,200 square foot single-family residence. To the south and west, the project site is surrounded by several single-family residences. The current zoning of the project site and the properties to the south and west is Single-Family Residential (R-1C). The zoning of the property to the north is Agricultural (A-1), and the zoning of the property to the east is Multi-Family Residential (R-3).

ANALYSIS/DISCUSSION:

General

Emaar Enterprise proposes to develop a market-rate apartment complex on the project site. According to the applicant's site plan (Exhibit B), the complex will be comprised of eight (8) buildings containing sixty-eight (68) dwelling units, one (1) leasing office, and one (1) recreation facility. The proposed density of the project is 14.56 dwelling units per acre. The complex will feature four (4) 8,536 square foot two-story buildings each containing eight (8) units, and three (3) 13,384 square foot two-story buildings each containing twelve (12) units. In addition to the residential buildings, the complex will also contain a 540 square foot leasing office and a 1,508 square foot recreation building. The combined floor area of all buildings will be 76,344 square feet.

The floor plans (Exhibit C) indicate that the complex will have a mix of unit types - 50 two bedroom/two bathroom apartments (1,065-1,110 square feet) and 18 three bedroom/two bathroom apartments (1,120 square feet). Each unit will additionally contain living areas, a kitchen, laundry equipment, storage closets, and a private patio.

Site Layout

In accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the project has been designed so that the buildings and landscaping dominate the street scene, as opposed to parking. Two buildings are shown placed at the required front building setback. Between these buildings is a noteworthy drive-entrance containing decorative paving and a landscaped median. The remaining buildings are located within the center of the project site, surrounded by a drive-aisle, which loops around the inside of the project site. Spread throughout the center of the complex,

between buildings, is 48,311 square feet of common open space. According to the site plan, the common open space will include a community pool, two tot-lots, and a recreation building.

Additionally, residents and guests will have access to 161 parking spaces, of which 80 parking spaces will be underneath carports. Sidewalks throughout the development will connect buildings and allow residents to walk completely around the complex. Finally, the complex will be gated and enclosed with a six-foot high decorative masonry wall to provide exclusivity and security to the residents.

Architectural Design

Each building will feature an articulated footprint through the incorporation of projected elements and recessed niches on all four (4) sides of each building. All buildings will have an exterior stucco finish painted with a palette of three (3) different colors (Exhibit D). The main walls will have a two-tone color scheme consisting of a medium brown along the base and off-white above, while the projected elements will feature a contrasting dark tan color. Other key features of the buildings include concrete tile roofing, foam molding, wood shutters, and generous amounts of stone veneer. Each apartment building will be two (2) stories in height, with a maximum building height of twenty-seven (27) feet.

Access

An existing portion of Randall Avenue will provide access to the new apartment complex. A new distinctive driveway, featuring a landscaped median, decorative paving, and signage, will be located within the center of the project site street frontage. An additional access point will be provided at the south end of the project site, which will connect to Alice Avenue. This particular access point will be restricted to emergency access only.

Parking

The development will have 161 parking spaces. These quantities meet the minimum parking requirement as shown in the parking calculation chart below and as required under Chapter 18.58 (Off-Street Parking) of the Rialto Municipal Code:

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces required
Multiple-Family Residential			
Parking Spaces (Covered Included)	N/A	2 / 1 dwelling unit	136
Guest Spaces	N/A	1 / 4 dwelling units	17
<u>Office</u>	550	1 / 250	3
Total Required/Total Provided			156/161

Landscaping

The landscape coverage for the project is 28.0 percent, which exceeds the minimum required amount of 10.0 percent. This includes a thirty-five (35) foot wide landscape setback adjacent to the

public right-of-way along Randall Avenue, as well as a fifteen (15) foot landscape planter along the rear property line and five (5) planters along both side property lines. The landscape planters will feature undulating berms, twenty-four (24) inch box trees every thirty (30) feet, and an abundant amount of shrubs and ground cover.

General Plan Amendment No. 15-05 & Zone Change No. 334

As previously noted, the project site has a General Plan land use designation of Residential 6 (2.1 - 6.0 du/acre) and a zoning designation of Single-Family Residential (R-1C). Per Section 18.10.020 of the Rialto Municipal Code, multi-family residential apartment complexes are not permitted within the R-1C zone, while the Residential 6 general plan designation limits development of the project site to a maximum of six (6) dwelling units per acre. Thus, the current general plan land use designation and the current zoning designation cannot accommodate the density of the proposed subdivision.

In order to develop the proposed project, the developer has applied for a Zone Change and a General Plan Amendment. A General Plan land use designation of Residential 21 (12.1 - 21.0 du/ac) and a zoning designation of Multi-Family Residential (R-3) are the most logical designations to accommodate the project. These designations can allow the desired density while maintaining consistency with the character of the surrounding area.

The R-3 zone and the Residential 12 General Plan land use designation are consistent with the surrounding land use designations and several of the surrounding developments. For instance, the land immediately adjacent to the east of the project site is similarly zoned R-3 and contains a Residential 21 general plan designation. Additionally, Autumn Ridge Apartments, a 140-unit apartment complex, is located immediately adjacent to the southeast corner of the project site, and Spring Creek Apartments, a 78-unit apartment complex, is located approximately 650 feet to the southeast of the project site.

Exhibits demonstrating the existing and proposed General Plan land use designations and the zoning designations of the project site are attached to the staff report as Exhibits E-H .

Economic Development Committee

The Economic Development Committee (EDC) reviewed the project on September 23, 2015. The EDC supported the project, and instructed the applicant to file all necessary entitlement applications.

Development Review Committee

The Development Review Committee (DRC) reviewed the project on January 13, 2016. The DRC recommended approval of the project subject to the applicant revising the design. The DRC required revisions included enhanced articulation, incorporation of additional colors, and an enhancement of the project entrance. All of the DRC's revisions have been incorporated into the project plans.

Transportation Commission

A traffic study was prepared for the project by Mizuta Traffic Consulting, dated May 15, 2016, to assess potential impacts to local streets and intersections. The Transportation Commission reviewed and approved the traffic study on July 6, 2016. A total of 453 daily passenger car trips are anticipated, with 35 AM peak hour trips and 43 PM peak hour trips. The traffic study determined that the project will not result in any reduction to the level of service of any local streets beyond acceptable levels and no significant traffic impact will occur with development of the project.

Fiscal Analysis

The applicant will bear the full capital cost of construction of the project and the required infrastructure improvements. No City funds will be used to construct the project. Prior to completion of the project, the applicant will be required to pay plan check, permit, and development impact fees to the City. The applicant will pay approximately \$2,169,700 for those one-time fees, as shown in the chart below:

Fee	Capital	Operating	Total
Development Impact Fees	\$2,040,000	-	\$2,040,000
Building Plan Check / Permit Fees	-	\$75,000	\$75,000
Planning Fees	-	\$14,700	\$14,700
Engineering Plan Check / Permit Fees	-	\$40,000	\$40,000
One Time Fee Revenues	\$2,040,000	\$129,700	\$2,169,700

According to Fiscal Impact Analysis reports prepared for similar developments with the City, the project will place an annual net operating cost of approximately \$508 per residential unit with the Utility Tax in effect and approximately \$844 per residential unit without the Utility Tax on the City. Prior to the issuance of any building permits, the applicant will be required to prepare a Fiscal Impact Analysis report to determine the actual net operating cost of the project on the City. Based upon the results of the report, the applicant will either annex the project into a Community Facilities District or pay a Municipal Services Fee to offset the operating cost.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element of the Rialto General Plan:

Goal 2-19: Encourage neighborhood preservation, stabilization, and property maintenance.

Goal 2-21: Ensure high-quality planned developments in Rialto.

ENVIRONMENTAL IMPACT:

Under contract with the Applicant, Kinsinger Environmental Consulting prepared an Initial Study (Environmental Assessment Review No. 15-70) for the project to assess the potential environmental impacts of the proposed project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Initial Study is attached to the agenda report (Exhibit I). Based on the findings and recommended mitigation within the Initial Study, staff determined that the project will not have an adverse impact on the environment and prepared a Mitigated Negative Declaration. The City published a Notice of Intent to adopt the Mitigated Negative Declaration for the project in the San Bernardino Sun newspaper, and mailed it to all property owners within 300 feet of the project site. A twenty (20) day public comment period was held from July 29, 2016 to August 17, 2016. The City did not receive any public comments regarding the Initial Study during the required twenty (20) day review period.

Additionally, in accordance with California Assembly Bill 52 and California Senate Bill 18, the City mailed notices to twelve (12) Native American tribes informing them of the project and allowing them

opportunity to request consultation on the project. The Gabrieleño Band of Mission Indians-Kizh Nation submitted a letter. In the letter, the Kizh Nation requested the ability to place a certified Native American Monitor on-site during all ground disturbance activities. Staff included a Condition of Approval within the Draft Resolution of Approval for Conditional Development Permit No. 798 requiring to the applicant to coordinate with the Kizh Nation to allow access during all ground disturbance activities. Staff informed the Kizh Nation of the Condition of Approval, to which their response indicated satisfaction.

Although the Initial Study indicates that the project could present a significant effect with respect to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Utilities, implementation of the mitigation measures included within the Mitigation Monitoring and Reporting Program will mitigate any potential impacts to a level of insignificance (Exhibit J).

PUBLIC NOTICE:

The City mailed public hearing notices for the proposed project to all property owners within 300 feet of the project site, and published the public hearing notice in the San Bernardino Sun newspaper as required by State law.

RECOMMENDATION:

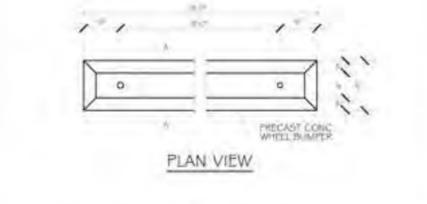
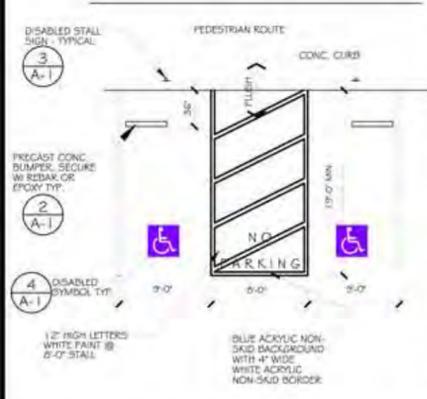
It is recommended that the Planning Commission:

- Forward to the City Council a recommendation to adopt a Mitigated Negative Declaration for the proposed project and authorize staff to file the attached Notice of Determination (Exhibit K) with the Clerk of the Board of San Bernardino County; and
- Adopt a resolution (Exhibit L) forwarding to the City Council a recommendation to approve General Plan Amendment No. 15-05 to change the land use designation of approximately 4.67 gross acres of land, detailed in the legal description attached as Exhibit M, from Residential 6 (2.1-6.0 du/acre) to Residential 21 (12.1-21.0 du/acre) subject to the findings and conditions therein; and
- Adopt a resolution (Exhibit N) forwarding to the City Council a recommendation to approve Zone Change No. 334 to change the zoning designation of approximately 4.67 gross acres of land, detailed in the legal description attached as Exhibit M, from Single-Family Residential (R-1C) to Multi-Family Residential (R-3) subject to the findings and conditions therein; and
- Adopt a resolution (Exhibit O) forwarding to the City Council a recommendation to approve Conditional Development Permit No. 798 allowing the development of a sixty-eight (68) unit apartment complex on approximately 4.67 gross acres of land (APNs: 0132-031-13 & -14), subject to the findings and conditions therein.



Project Location Map





APPLICANT / OWNER
EMAAAR ENTERPRISES
1231 N. CACTUS AVE, SUITE D
RIALTO, CA. 92376
CONTACT: SHAREEF AWAD
CELL: (909) 519-1355
EMAIL: shareefawad@sbcglobal.net

DESIGNER
DIXI DESIGN
761 W. MARIPOSA DR.
RIALTO, CA, 92376
CONTACT: LUIS SERMENO
CELL: (909) 549-5563
EMAIL: laah41@hotmail.com

PROJECT ADDRESS:
205 W. RANDALL AVE
RIALTO, CA. 92376.

APN: 0132-031-13-0000
APN: 0132-031-14-0000

LEGAL DESCRIPTION
51L AND W CO 5 B L E 1 65 FT W L LOT 2.39 AC

APN: 0132-031-13-0000
APN: 0132-031-14-0000

LEGAL DESCRIPTION
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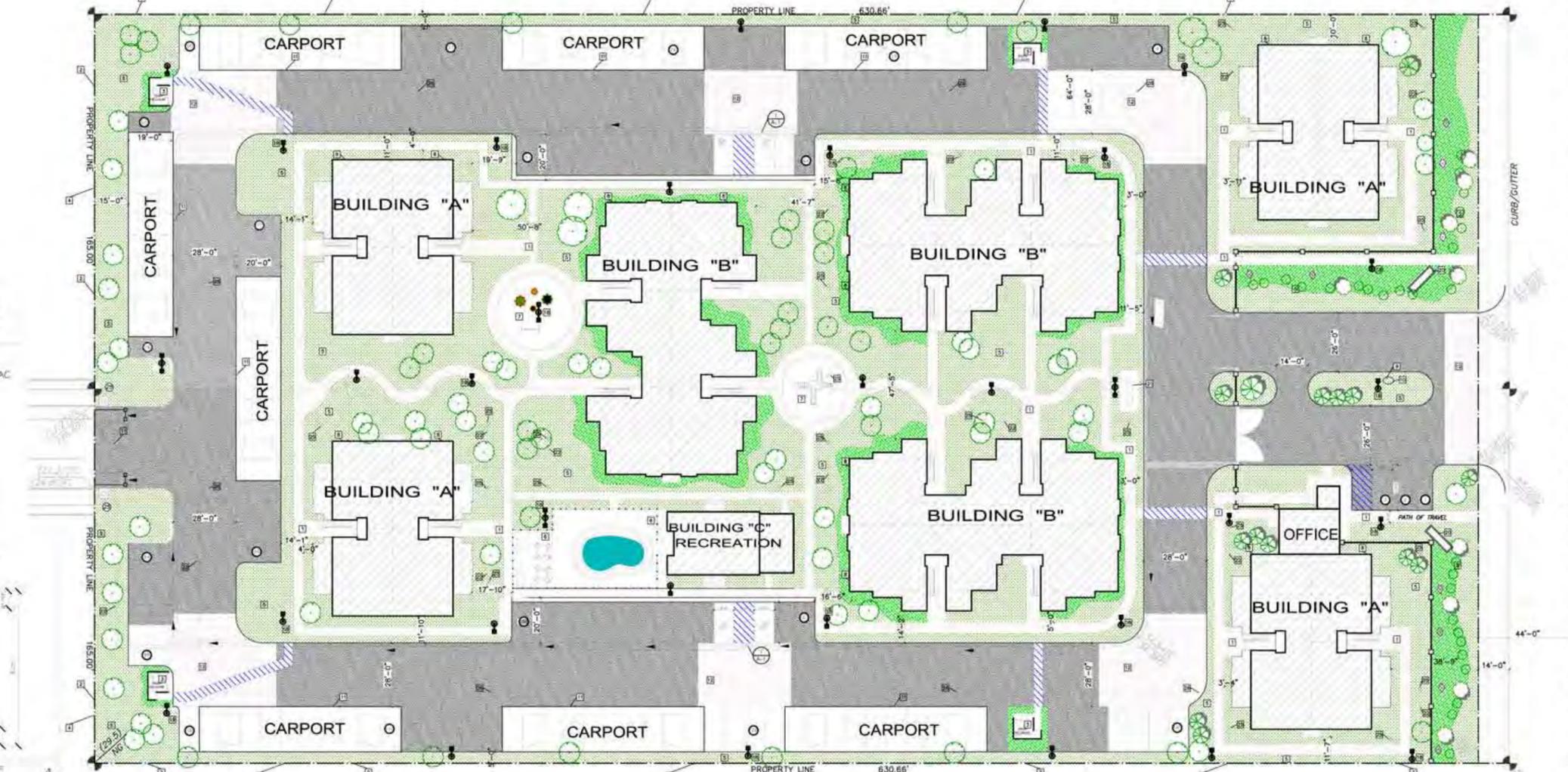
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APN: 0132-031-13-0000
APN: 0132-031-14-0000

LEGAL DESCRIPTION
51L AND W CO 5 B L E 1 65 FT W L LOT 2.39 AC

APN: 0132-031-13-0000
APN: 0132-031-14-0000



SITE PLAN
SCALE 1/30" = 1'-0"
PROPERTY LINE 630.66'

BUILDING DATA:

TOTAL LOT AREA = 203,497.60 SQ.FT.

BUILDING "A"
4 UNIT F1ST FLOOR + 4 UNIT SECOND FLOOR = 8 UNIT
5 x 4 = 32 UNITS

BUILDING "B"
6 UNIT F1ST FLOOR (3 BEDROOM) = 6 UNIT
6 UNIT SECOND FLOOR (2 BEDROOM) = 6 UNIT
12 x 3 = 36 UNITS

TOTAL UNITS = 68 UNITS

SQUARE FOOTAGE

BUILDING	2 BED UNIT	1 BED UNIT	3 BED UNIT	FOOTPRINT	TOTAL BUILDING
BUILDING "A"	4	4		4,260 SQ.FT	8,536 SQ.FT
BUILDING "B"	2	2	4	6,720 SQ.FT	13,364 SQ.FT

TOTAL OPEN AREA REQUIRED = 400.00 SQ.FT. X 68 UNITS = 27,200.00 SQ.FT.

TOTAL OPEN AREA PROVIDED = 48,311.27 SQ.FT.

- KEYNOTES**
- MIN. 4'-0" WIDE PATH OF TRAVEL FROM PUBLIC WAY TO FRONT DOOR. PROVIDE 4" WIDE PAINTED BLUE STRIPES AT 3'-0" O.C. WHERE PATH OF TRAVEL CROSSES PARKING LOT AREAS.
 - PROPERTY LINE
 - NEW REFUSE ENCLOSURE PER CITY STANDARDS, UNDER SEPARATE PERMIT.
 - 6'-0" HIGH DECORATIVE MASONRY WALL WITH MORTAR CAP. (TAN, SPLIT FACE ONE SIDE- FACING PROJECT OR BOTH SIDES WHEN BOTH SIDES ARE VISIBLE FROM THE PUBLIC "RIGHT OF WAY".
 - LANDSCAPE AREA (SEE LANDSCAPE PLAN)
 - OPEN LAWN AREA
 - STATIONARY MULTIPLE PLAY EQUIPMENT
 - SITE LIGHTING, WALL MOUNT FIXTURE.
 - ELECTRONIC VEHICULAR GATE BOX
 - KNOX BOX
 - CARPORT
 - DECORATIVE PAVEMENT. PAVERS
 - SITE LIGHT
 - CRASH GATE FENCING
 - MONUMENT SIGNAGE
 - MAIL BOX
 - KEY NOTES PER ENGINEERING PLAN REFERENCES
 - UNDERGROUND INFILTRATION SYSTEM (STORMTECH)
 - 12" DRAIN LINE
 - CATCH BASIN PER CITY STANDARD
 - 18"x18" YARD CATCH BASIN
 - 6" SEWER LATERAL PER CITY STANDARDS

- NOTES**
- BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER CBC SECTION 501.2.
 - NEW PARKING LOT LIGHTING WITH HOODING DEVICE TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTY.
 - ALL ABOVEGROUND UTILITIES AND OVERHEAD UTILITY LINE AREA TO BE UNDERGROUND.
 - KNOX BOX OR SWITCH WILL BE INSTALLED AT ANY PROPOSED GATES.
 - ALL UNITS SHALL HAVE FIRE SPRINKLERS



DIXI DESIGN
BUILDING DESIGN
761 W. MARIPOSA DR. RIALTO, CA. 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563

REVISIONS
SUBMITTAL

APARTMENT BUILDING COMPLEX
68 UNITS
APN: 0132-031-13-0000

EMAAAR ENTERPRISE
205 WEST RANDALL AVE
RIALTO CA. 92376.

PROPOSED SITE PLAN

SHEET No. **A-1**

SCALE AS SHOWN
DATE: 7/16

FLOOR PLAN NOTES

- ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED
- WALL INSULATION SHALL BE R-13
- ROOF INSULATION SHALL BE R-30
- ALL RECEPTACLES IN BATH SHALL BE GFI. OUT SIDE RECEPTACLES SHALL BE WEATHER PROOF.
- ALL WINDOWS SHALL BE DUAL PANE
- ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRE WITH BATTERY BACK UP.
- FANS SHALL HAVE 5 AIR CHANGES PER HOUR
- SHOWER AREA WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET.
- THE PAD SUPPORTING CONDENSER OR COMPRESSOR FROM THE GROUND MUST BE NOT LESS THAN 3" ABOVE GRADE.
- ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING. CBC 1205.2.1.
- BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER CBC SECTION 501.2.
- PARTY WALL BETWEEN UNITS IN DETAIL 7A6 SHALL BE A SOUND RATING STC50 PER CBC SECTION 1207.3
- ALL LIGHTING FIXTURES IN THE GARAGE SHALL BE INDEPENDENT FROM THE RECEPTACLE CIRCUITS. SEPARATE CIRCUIT SHALL BE USED FOR LIGHTING FIXTURES AND RECEPTACLES IN LIVING ROOM.
- ALL LIGHTING IN THE BUILDING EXCEPT CLOSETS LESS THAN 70 SQFT IN AREA SHALL BE FLOURESCENT LIGHTING FIXTURES UNLESS LIGHTING ARE CONTROLLED WITH VACANCY SENSOR OR DIMMERS.
- ALL LIGHTING IN BATHROOMS, THE LAUNDRY ROOM, THE GARAGE AND POWDER ROOM SHALL BE FLOURESCENT LIGHTING FIXTURES UNLESS LIGHTING ARE CONTROLLED WITH VACANCY SENSOR.
- FOR LIGHTING INTEGRAL TO EXHAUST FANS IN BATHROOM, PROVIDE SEPARATE SWITCHES FOR THE EXHAUST FAN AND THE LIGHT PER CENGC 15(K)7.B.
- ALL RECEPTACLES IN DWELLING UNITS SHALL BE TAMPER RESISTANCE.

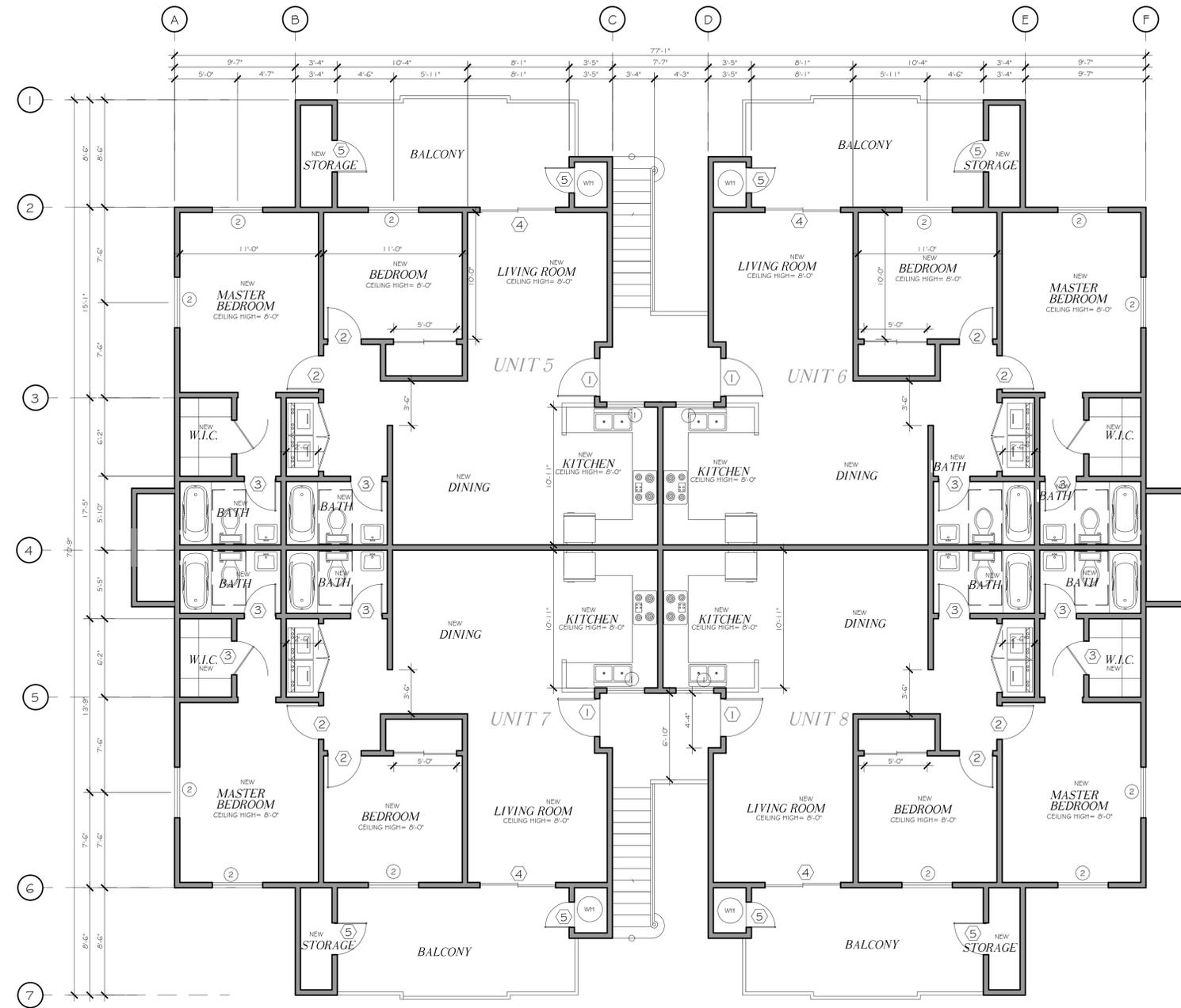
WINDOW SCHEDULE

No	WIDE	HIGH	GLASS	Dbl Glass	FRAME TYPE	MANUFACT.	Q.
1	3'-0"	3'-0"	TEMP		SINGLE HUNG WINDOWS; VINYL FRAMES	MILGUARD OR EQUAL	4
2	4'-0"	5'-0"			SLIDING WINDOWS; VINYL FRAMES	MILGUARD OR EQUAL	12
3							

NOTE:
EGREES WINDOWS = 5.7 SQ.FT. CLEAR OPENABLE AREA, 24" MIN. HEIGHT, 20" MIN. CLEAR WIDTH, SILL TO FINISH FLOOR 44" MAX. SEE DETAIL

DOOR SCHEDULE

No	WIDE	HIGH	THICK	F/R	MATERIAL	TYPE	MANUFACT.	Q.
1	3'-0"	6'-8"	1 3/4"	1 HR.	SOLID CORE	FRONT DOOR, SWINGING DOORS W/PRIVACY LOCK, PAINT GRADE	OWNER TO SELECT.	4
2	2'-8"	6'-8"	1 3/4"		HOLLOW CORE	FLUSH PANEL SWINGING DOORS W/PRIVACY LOCK, PAINT GRADE	OWNER TO SELECT.	6
3	2'-6"	6'-8"	1 3/4"		HOLLOW CORE	FLUSH PANEL SWINGING DOORS W/PRIVACY LOCK, PAINT GRADE	OWNER TO SELECT.	10
4	6'-0"	6'-8"	1 3/4"		ALUM.	TEMPERED SLIDING GLASS DOOR W/WARDROBE DOORS	OWNER TO SELECT.	4
5	2'-6"	6'-8"	1 3/4"		SOLID CORE	FRONT DOOR, SWINGING DOORS W/PRIVACY LOCK, PAINT GRADE	OWNER TO SELECT.	8



SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

DIXI DESIGN

DESIGNER:
BUILDING DESIGN
761 W. MARIPOSA DR. RIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563

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REVISIONS

NO.	DESCRIPTION

SUBMITTAL

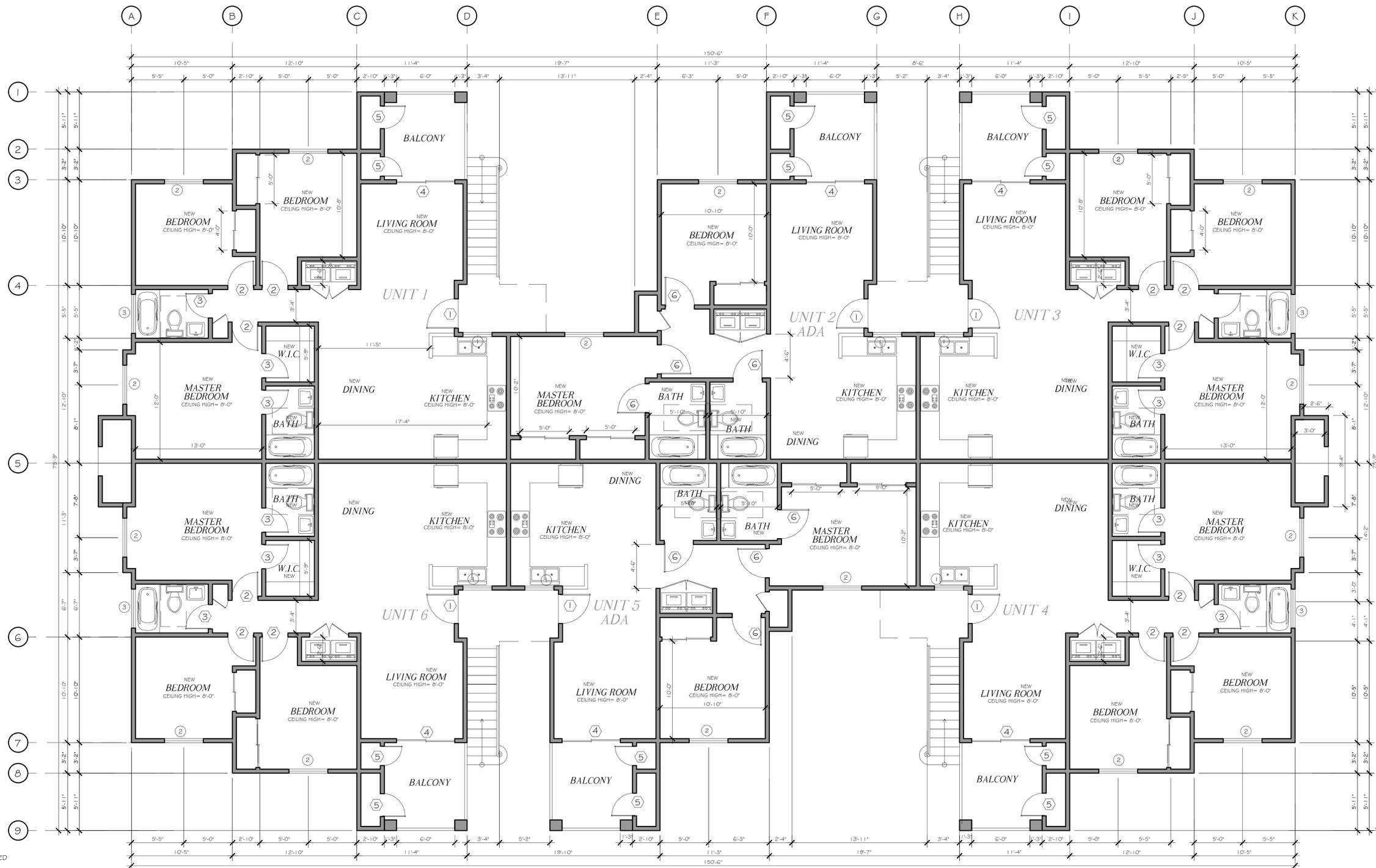
SCOPE OF WORK:
APARTMENT BUILDING
COMPLEX
68 UNITS
APN: 0132-031-13-0000

APPLICANT / OWNER:
EMAR ENTERPRISE
205 WEST RANDALL AVE
RIALTO CA. 92376.

PLAN NAME:
PROPOSED
2ND FLOOR
BUILDING "A"

SHEET No.
A-3

SCALE
AS SHOWN
DATE PLOT
7/16



FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

FLOOR PLAN NOTES

1. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED
2. WALL INSULATION SHALL BE R-13
3. ROOF INSULATION SHALL BE R-30
4. ALL RECEPTACLES IN BATH SHALL BE GFI. OUT SIDE RECEPTACLES SHALL BE WEATHER PROOF.
6. ALL WINDOWS SHALL BE DUAL PANE
7. ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRE WITH BATTERY BACK UP.
8. FANS SHALL HAVE 5 AIR CHANGES PER HOUR
9. SHOWER AREA WALLS SHALL BE FINISHED WITH A HARD, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET.
10. THE PAD SUPPORTING CONDENSER OR COMPRESSOR FROM THE GROUND MUST BE NOT LESS THAN 3" ABOVE GRADE.
11. ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING. CBC 1205.2.1.
12. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER CBC SECTION 501.2.
13. PARTY WALL BETWEEN UNITS IN DETAIL 7/A6 SHALL BE A SOUND RATING STC50 PER CBC SECTION 1207.3
14. ALL LIGHTING FIXTURES IN THE GARAGE SHALL BE INDEPENDENT FROM THE RECEPTACLE CIRCUITS. SEPARATE CIRCUIT SHALL BE USED FOR LIGHTING FIXTURES AND RECEPTACLES IN LIVING ROOM.
15. ALL LIGHTING IN THE BUILDING EXCEPT CLOSETS LESS THAN 70 SQFT IN AREA SHALL BE FLUORESCENT LIGHTING FIXTURES UNLESS LIGHTING ARE CONTROLLED WITH VACANCY SENSOR OR DIMMERS.
16. ALL LIGHTING IN BATHROOMS, THE LAUNDRY ROOM, THE GARAGE AND POWDER ROOM SHALL BE FLUORESCENT LIGHTING FIXTURES UNLESS LIGHTING ARE CONTROLLED WITH VACANCY SENSOR.
17. FOR LIGHTING INTEGRAL TO EXHAUST FANS IN BATHROOM, PROVIDE SEPARATE SWITCHES FOR THE EXHAUST FAN AND THE LIGHT PER CENG 15(K)7.B.
18. ALL RECEPTACLES IN DWELLING UNITS SHALL BE TAMPER RESISTANCE.

WINDOW SCHEDULE							
No	WIDE	HIGH	GLASS	Dbl Glass	FRAME TYPE	MANUFACT.	Q.
1	3'-0"	3'-0"	TEMP		SINGLE HUNG WINDOWS; VINYL FRAMES	MILGUARD OR EQUAL	6
2	4'-0"	5'-0"			SLIDING WINDOWS; VINYL FRAMES	MILGUARD OR EQUAL	16
3	4'-0"	1'-0"			SLIDING WINDOWS; VINYL FRAMES	MILGUARD OR EQUAL	4

NOTE:
EGREES WINDOWS = 5.7 SQ.FT. CLEAR OPENABLE AREA, 24" MIN. HEIGHT, 20" MIN. CLEAR WIDTH, SILL TO FINISH FLOOR 44" MAX. SEE DETAIL

DOOR SCHEDULE								
No	WIDE	HIGH	THICK	F/R	MATERIAL	TYPE	MANUFACT.	Q.
1	3'-0"	6'-8"	1 3/4"	1 HR.	SOLID CORE	FRONT DOOR, SWINGING DOORS W/PRIVACY LOCK; PAINT GRADE	OWNER TO SELECT.	6
2	2'-8"	6'-8"	1 3/4"		HOLLOW CORE	FLUSH PANEL SWINGING DOORS W/PRIVACY LOCK; PAINT GRADE	OWNER TO SELECT.	12
3	2'-6"	6'-8"	1 3/4"		HOLLOW CORE	FLUSH PANEL SWINGING DOORS W/PRIVACY LOCK; PAINT GRADE	OWNER TO SELECT.	12
4	6'-0"	6'-8"	1 3/4"		ALUM.	TEMPERED SLIDING GLASS DOOR W/WORKTOP DOORS	OWNER TO SELECT.	6
5	2'-6"	6'-8"	1 3/4"		SOLID CORE	FRONT DOOR, SWINGING DOORS W/PRIVACY LOCK; PAINT GRADE	OWNER TO SELECT.	12
6	3'-0"	6'-8"	1 3/4"		HOLLOW CORE	FLUSH PANEL SWINGING DOORS W/PRIVACY LOCK; PAINT GRADE	OWNER TO SELECT.	8

DIXI DESIGN

BUILDING DESIGN
761 W. MARIPOSA DR. RIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 649-5563

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REVISIONS

NO.	DATE	DESCRIPTION

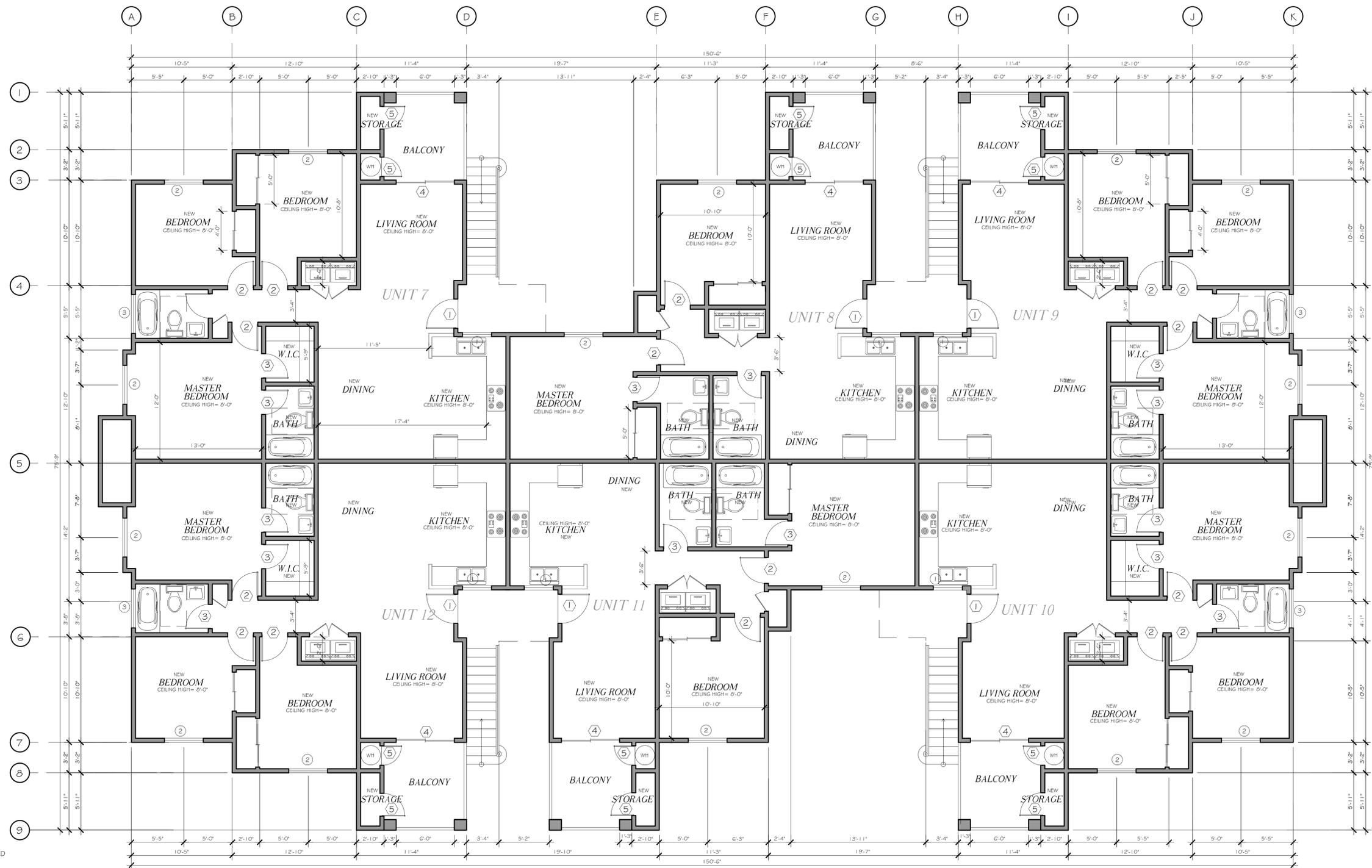
SCOPE OF WORK
**APARTMENT BUILDING
COMPLEX
68 UNITS**
APN: 0132-03-1-13-0000

APPLICANT / OWNER
**EMAAR ENTERPRISE
205 WEST RANDALL AVE
RIALTO CA. 92376.**

PLAN NAME
**PROPOSED
1ST FLOOR
BUILDING "B"**

SHEET No.
A-5

SCALE
AS SHOWN
DATE PLOT
7/16



SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"

FLOOR PLAN NOTES

1. ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED
2. WALL INSULATION SHALL BE R-13
3. ROOF INSULATION SHALL BE R-30
4. ALL RECEPTACLES IN BATH SHALL BE GFI. OUT SIDE RECEPTACLES SHALL BE WEATHER PROOF.
6. ALL WINDOWS SHALL BE DUAL PANE
7. ALL BEDROOMS AND HALL AREAS THAT ACCESS BEDROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRE WITH BATTERY BACK UP.
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12. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER CBC SECTION 501.2.
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14. ALL LIGHTING FIXTURES IN THE GARAGE SHALL BE INDEPENDENT FROM THE RECEPTACLE CIRCUITS. SEPARATE CIRCUIT SHALL BE USED FOR LIGHTING FIXTURES AND RECEPTACLES IN LIVING ROOM.
15. ALL LIGHTING IN THE BUILDING EXCEPT CLOSETS LESS THAN 70 SQFT IN AREA SHALL BE FLUORESCENT LIGHTING FIXTURES UNLESS LIGHTING ARE CONTROLLED WITH VACANCY SENSOR OR DIMMERS.
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17. FOR LIGHTING INTEGRAL TO EXHAUST FANS IN BATHROOM, PROVIDE SEPARATE SWITCHES FOR THE EXHAUST FAN AND THE LIGHT PER CENGC 15(k)7.B.
18. ALL RECEPTACLES IN DWELLING UNITS SHALL BE TAMPER RESISTANCE.

WINDOW SCHEDULE							
No	WIDE	HIGH	GLASS	Dbl Glass	FRAME TYPE	MANUFACT.	Q.
1	3'-0"	3'-0"	TEMP		SINGLE HUNG WINDOWS, VINYL FRAMES	MILGUARD OR EQUAL	6
2	4'-0"	5'-0"			SLIDING WINDOWS, VINYL FRAMES	MILGUARD OR EQUAL	16
3	4'-0"	1'-0"			SLIDING WINDOWS, VINYL FRAMES	MILGUARD OR EQUAL	4

NOTE:
EGREES WINDOWS = 5.7 SQ.FT. CLEAR OPENABLE AREA, 24" MIN. HEIGHT, 20" MIN. CLEAR WIDTH, SILL TO FINISH FLOOR 44" MAX. SEE DETAIL

DOOR SCHEDULE								
No	WIDE	HIGH	THICK	F/R	MATERIAL	TYPE	MANUFACT.	Q.
1	3'-0"	6'-8"	1 3/4"	1 HR.	SOLID CORE	FRONT DOOR, SWINGING DOORS W/PRIVACY LOCK, PAINT GRADE	OWNER TO SELECT.	6
2	2'-8"	6'-8"	1 3/4"		HOLLOW CORE	FLUSH PANEL SWINGING DOORS W/PRIVACY LOCK, PAINT GRADE	OWNER TO SELECT.	16
3	2'-6"	6'-8"	1 3/4"		HOLLOW CORE	FLUSH PANEL SWINGING DOORS W/PRIVACY LOCK, PAINT GRADE	OWNER TO SELECT.	16
4	6'-0"	6'-8"	1 3/4"		ALUM.	TEMPERED SLIDING GLASS DOOR WARDROBE DOORS	OWNER TO SELECT.	6
5	2'-6"	6'-8"	1 3/4"		SOLID CORE	FRONT DOOR, SWINGING DOORS W/PRIVACY LOCK, PAINT GRADE	OWNER TO SELECT.	12

DIXI DESIGN
 BUILDING DESIGN
 761 W. MARIPOSA DR. RIALTO, CA 92376
 CREATIVE DEVELOPMENT & QUALITY
 (909) 549-5663

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REVISIONS	
NO.	DESCRIPTION

SCOPE OF WORK
**APARTMENT BUILDING
 COMPLEX**
 68 UNITS
 APN: 0132-031-13-0000

APPLICANT / OWNER
EMEAR ENTERPRISE
 205 WEST RANDALL AVE
 RIALTO CA. 92376.

PLAN NAME
**PROPOSED
 2ND. FLOOR
 BUILDING "B"**

SHEET No.
A-6
 SCALE
AS SHOWN
 DATE PLOT
7/16



FRONT ELEVATION
SCALE 3/16" = 1'-0"



LEFT ELEVATION
SCALE 3/16" = 1'-0"



RIGHT ELEVATION
SCALE 3/16" = 1'-0"



REAR ELEVATION
SCALE 3/16" = 1'-0"

DIXI DESIGN

DESIGNER:

BUILDING DESIGN
761 W. MARIPOSA DR. RIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 549-5563

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REVISIONS

NO.	DATE	DESCRIPTION

SUBMITTAL

SCOPE OF WORK:
**APARTMENT BUILDING
COMPLEX
68 UNITS**
APN: 0132-031-13-0000

APPLICANT / OWNER:
**EMAAR ENTERPRISE
205 WEST RANDALL AVE
RIALTO CA, 92376.**

PLAN NAME

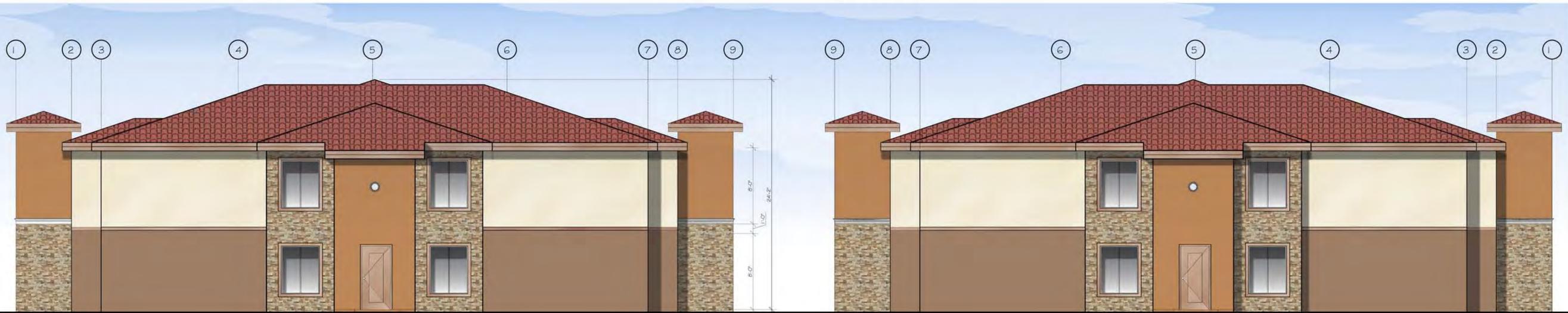
**BUILDING "A"
ELEVATIONS**

SHEET No.
A-4

SCALE: **AS SHOWN**
DATE PLOT: **6/16**



FRONT ELEVATION
SCALE 3/16" = 1'-0"



LEFT ELEVATION
SCALE 3/16" = 1'-0"

RIGHT ELEVATION
SCALE 3/16" = 1'-0"



REAR ELEVATION
SCALE 3/16" = 1'-0"

DIXI DESIGN

DESIGNER:

BUILDING DESIGN
761 W. MARIPOSA DR. RIALTO, CA 92376
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REVISIONS

SUBMITTAL

SCOPE OF WORK:

APARTMENT BUILDING
COMPLEX
68 UNITS
APN: 01132-031-13-0000

APPLICANT / OWNER:

EMAAAR ENTERPRISE
205 WEST RANDALL AVE
RIALTO CA 92376

PLAN NAME:

BUILDING "B"
ELEVATIONS

SHEET No.

A-

SCALE

AS SHOWN

DATE PLOT

7/16



NORTH ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"

DIXI DESIGN

DESIGNER:

BUILDING DESIGN
76 W. MARIPOSA DR. RIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
(909) 948-5663

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REVISIONS

SUBMITTAL

SCOPE OF WORK:

APARTMENT BUILDING
COMPLEX
68 UNITS
APN: 0132-031-13-0000

APPLICANT/OWNER:

EMAAR ENTERPRISE
205 WEST RANDALL AVE
RIALTO CA, 92376.

PLAN NAME:

FLOOR PLAN &
ELEVATIONS
OFFICE BUILDING

SHEET No.

A-9

SCALE

AS SHOWN

DATE PLOT

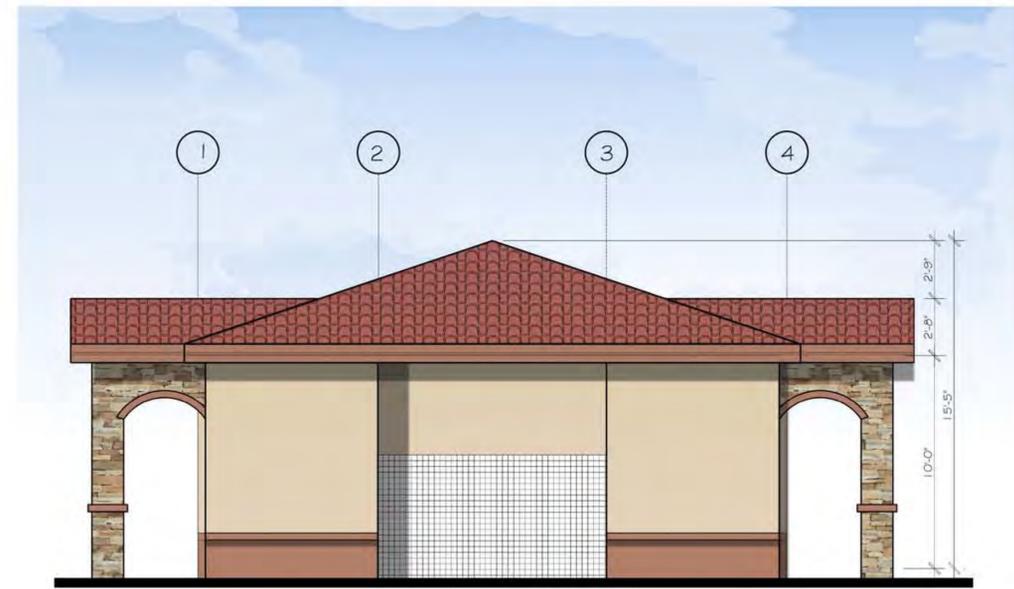
12/15



EAST ELEVATION
SCALE 3/16" = 1'-0"



NORTH ELEVATION
SCALE 3/16" = 1'-0"



SOUTH ELEVATION
SCALE 3/16" = 1'-0"



WEST ELEVATION
SCALE 3/16" = 1'-0"

DIXI DESIGN

DESIGNER:

BUILDING DESIGN
761 W. MARIPOSA DR. RIALTO, CA 92376
CREATIVE DEVELOPMENT & QUALITY
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REVISIONS

NO.	DATE	DESCRIPTION

SUBMITTAL

SCOPE OF WORK

APARTMENT BUILDING
COMPLEX
68 UNITS
APN: 0132-031-13-0000

APPLICANT / OWNER

EMAA ENTERPRISE
205 WEST RANDALL AVE
RIALTO CA. 92376.

PLAN NAME

ELEVATION
BUILDING
RECREATION &
LAUNDRY

SHEET No.

A-8

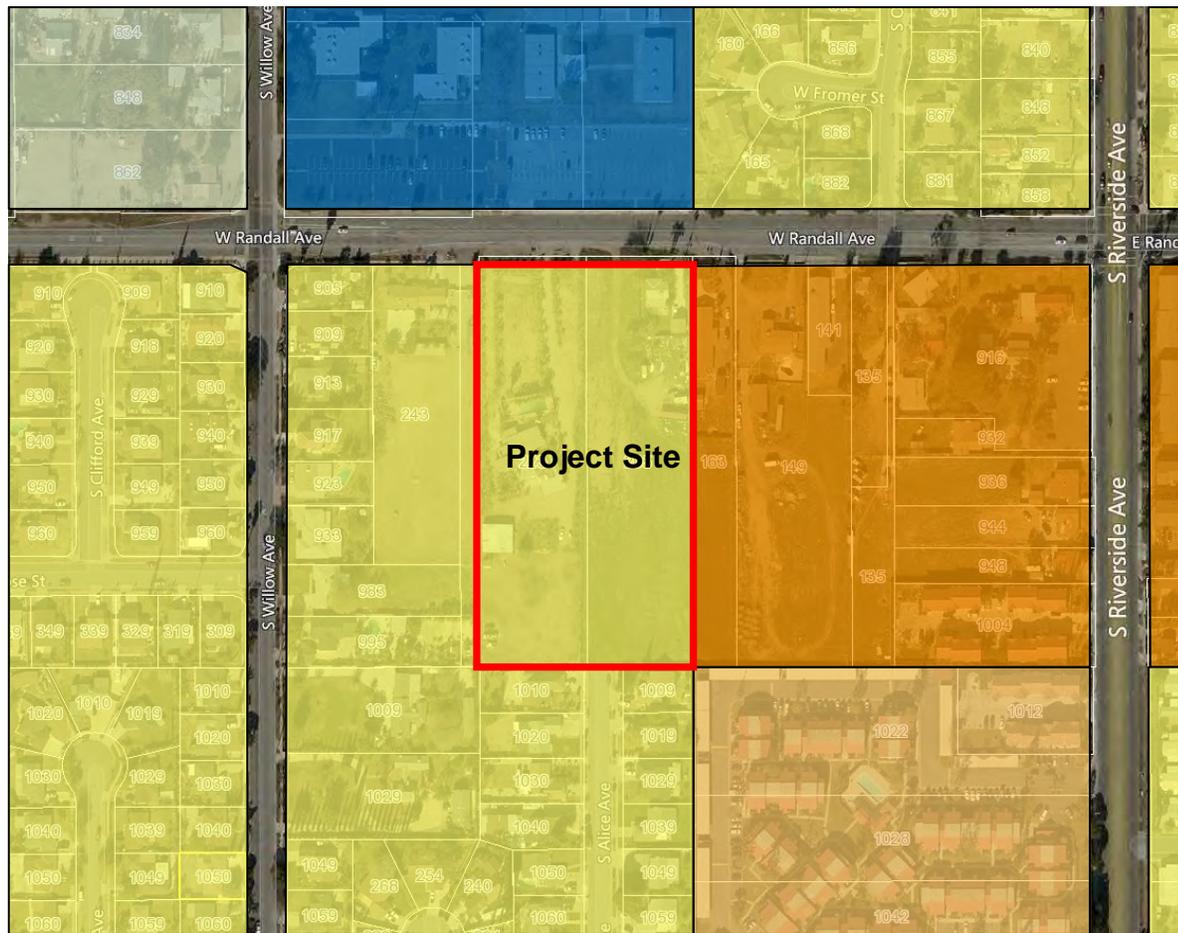
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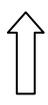
AS SHOWN

DATE PLOT

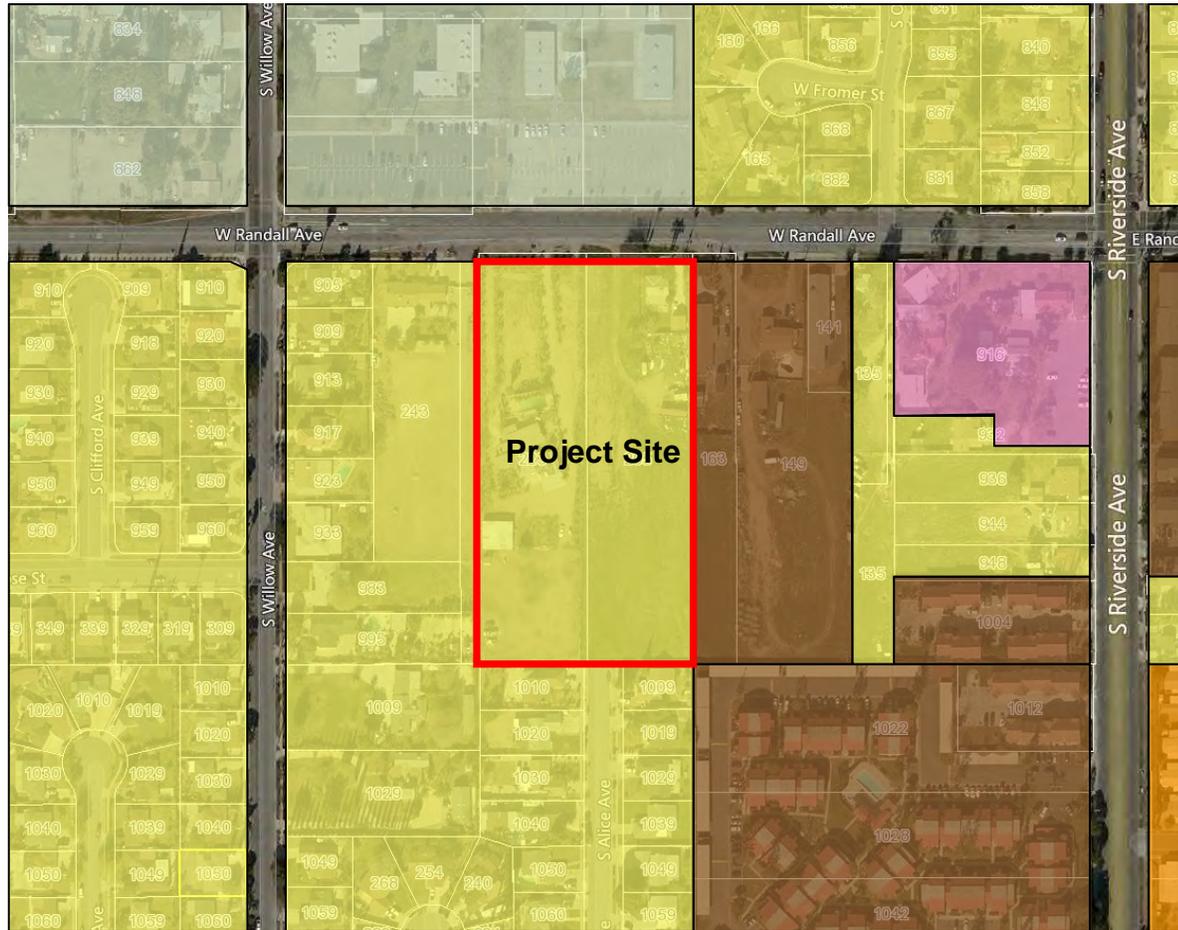
12/15

Existing General Plan Land Use



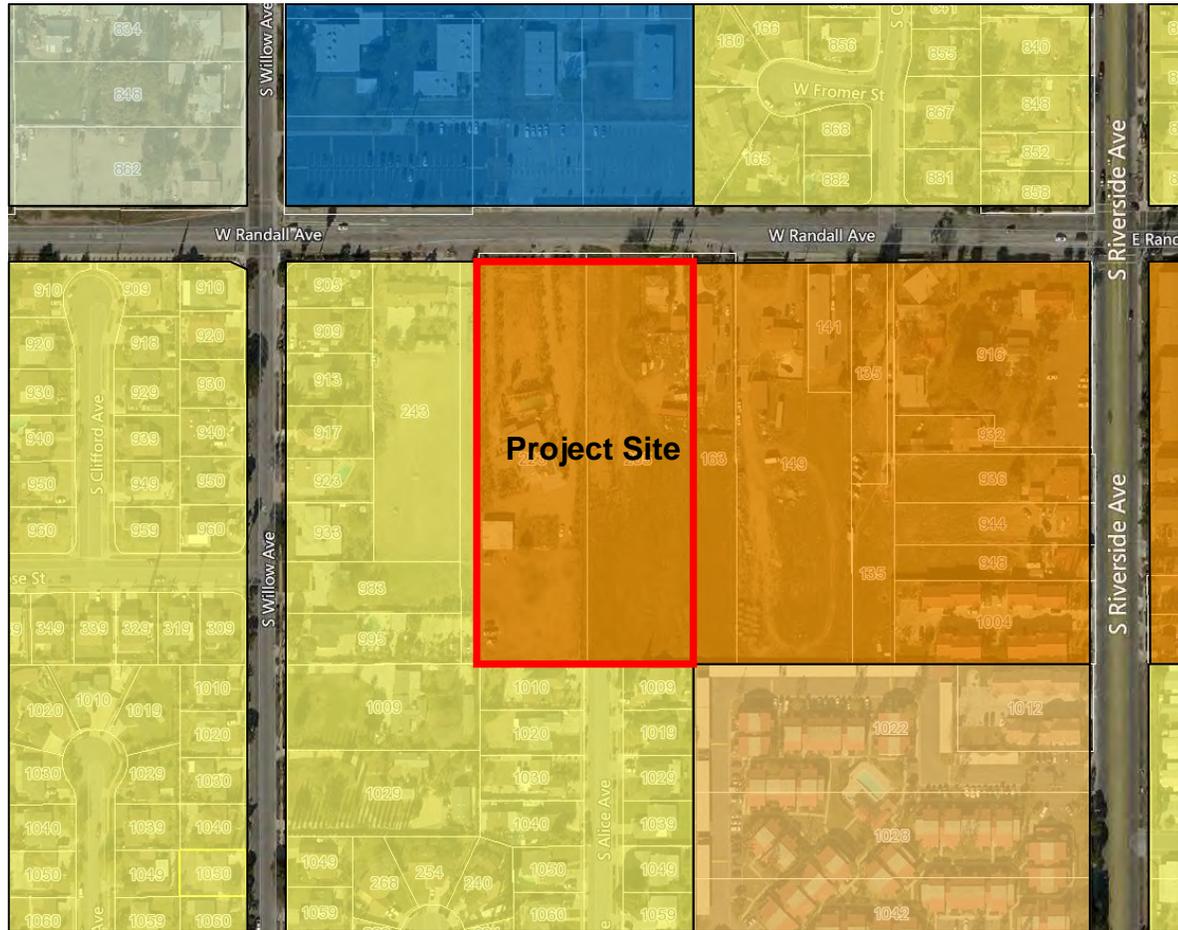
- 
 North
-  - Residential 2 with Animal Overlay
 -  - Residential 6
 -  - Residential 12
 -  - Residential 21
 -  - School Facility

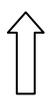
Existing Zoning



- North ↑
- Agricultural (A-1)
 - Single Family Residential (R-1C)
 - Mobile Home Development
 - Multi-Family Residential (R-3)
 - Neighborhood Commercial (C-1)

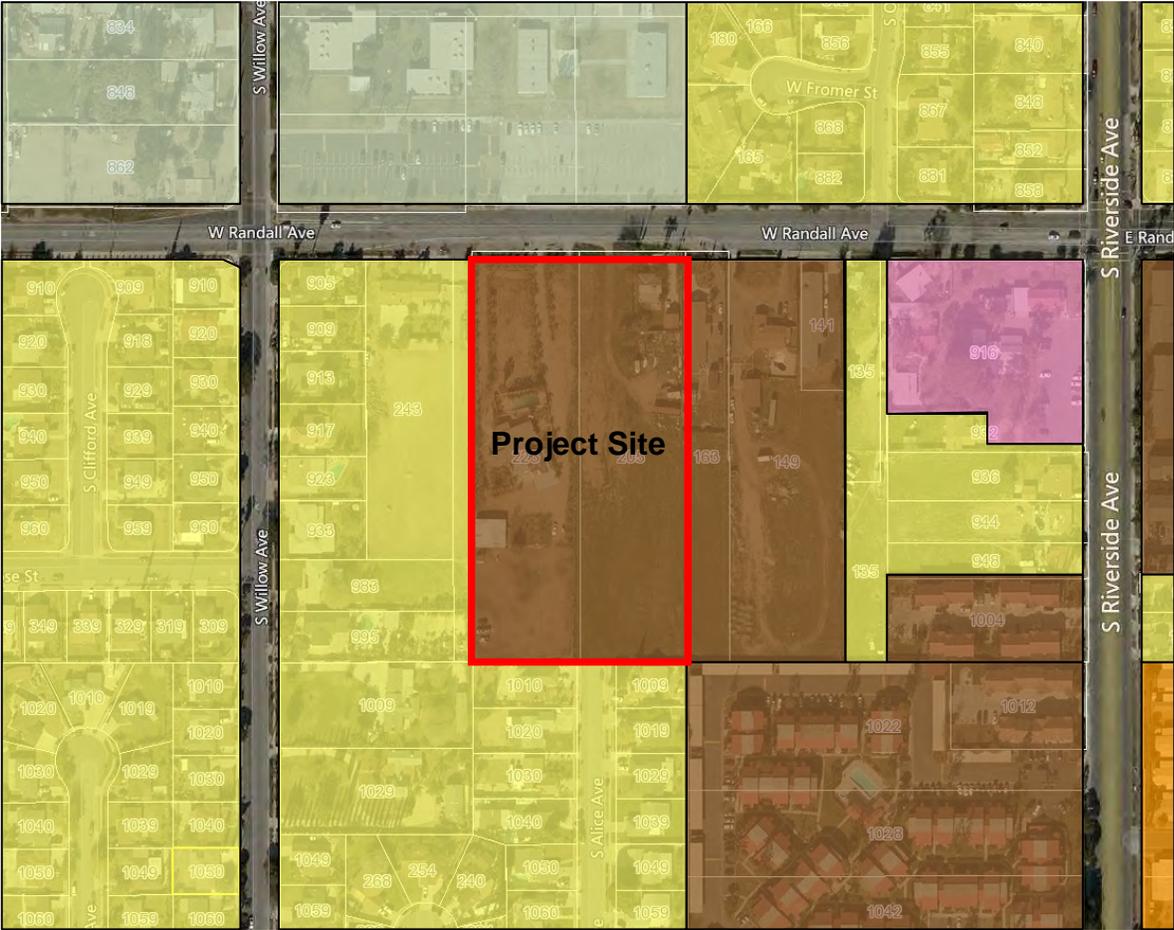
Proposed General Plan Land Use



- 
 North
-  - Residential 2 with Animal Overlay
 -  - Residential 6
 -  - Residential 12
 -  - Residential 21
 -  - School Facility

CITY OF RIALTO PLANNING DIVISION

Proposed Zoning



- North ↑
- Agricultural (A-1)
 - Single Family Residential (R-1C)
 - Mobile Home Development
 - Multi-Family Residential (R-3)
 - Neighborhood Commercial (C-1)



**Initial Study
Randall Avenue Apartments
City of Rialto, California**

Project Location:

**South Side of Randall Ave. between Willow Ave. and Riverside Ave.
(APN: 0132-031-13, 14)**

Lead Agency:

City of Rialto
Planning Division
150 South Palm Avenue
Rialto, CA 92376
909-820-2535)
<http://www.rialtoca.gov/>

Prepared by:

Kinsinger Environmental Consulting
Debbie Kinsinger
5700 Baltimore Dr. Ste. 53
La Mesa, CA 91942
Cell (760) 846-2649 Fax 9877) 593-6275
Debbie@KECBiz.com

Date 07/10/2016

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3. Contact Person and Telephone No.:.....	iv
4. Project Proponent and Address: Shareef Awad	iv
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1. Project Title: Randall Avenue Apartments		Reference Application Numbers: APN 0132-031-13 & 14; GPA No. 15-05, ZC No. 334, CDP No. 798, PPD No. 2430 & EAR 15-70
2. Lead Agency: City of Rialto Planning Division 150 South Palm Avenue Rialto, CA 92376		3. Contact Person and Telephone No.: Daniel Casey, Associate Planner 909-820-2535
4. Project Proponent and Address: Shareef Awad 1231 N. Cactus Ave., Ste. D Rialto, CA 92376 909-877-2777		Proponent's Contact Person and Telephone: Debbie Kinsinger 5700 Baltimore Dr. #53 La Mesa, CA 91942 760-846-2649
5. Project Location: South side of Randall Ave. between Willow Ave. and Riverside Ave.		
6. Existing General Plan Designation: Not in a special plan designation area; General Plan Amendment No. 15-05		Existing Zoning Classification: Single Family Residential R1-C = General Plan 2010 R21; Zone Change No. 334
Surrounding Zoning Designation and Land Use		
Location	Existing land Use	Zoning
Site	Single Family Residential 2.1-6 dwelling units/acre (du/ac)	R6
North	Milor Continuation High School	Blue; School
East	Multi-family Residential 12.1-21 du/ac	R21
South	Single Family Residential 2.1-6 du/ac	R6
West	Single Family Residential 2.1-6 du/ac	R6
	I find that the project could not have a significant effect on the environment, and a MITIGATED NEGATIVE DECLARATION will be prepared.	

PROJECT DESCRIPTION

(Describe the components of the project including proposed physical improvements, construction, operations, phasing, and City approvals required to accommodate the project).

7. Description of project:

Regional Setting:

The Randall Avenue Apartments project area is located in the City of Rialto in the southwestern corner of San Bernardino County within the interior valleys of the region. It is one mile north of the I-10 freeway and west of the 215 freeway which passes North to I-15 and through the San Bernardino Mountains to the Mojave Desert and South through Riverside and San Diego Counties in California. The area is an inland valley of the California coast that experiences hot dry summers with an average annual precipitation of 10.43 inches with mostly precipitation in winter (**WeatherDB, 2016**). (See APPENDIX 1 RANDALL PALMS PROJECT SPECIFIC MAPS AND DATA; Regional Location Map and Location Map)

Development Plan:

The project site contains two parcels (APN #0132-031-13 and 14) totaling approximately 4.7 acres at 205 W Randall Avenue. Two existing single family homes will be demolished to accommodate the 68-unit apartment complex. The site is generally located between Randall Avenue on the north end, Alice Avenue on the south end, east of Willow Avenue, and west of Riverside Avenue. The project will construct a new unsignalized full access driveway on Randall Avenue. An emergency-only access with "Knox box" will be provided on the south end of the property at Alice Avenue. (See APPENDIX 1 RANDALL PALMS PROJECT SPECIFIC MAPS AND DATA: Project Site Plan)

The project will be completed over a period of approximately ten months as a single-phase-development with 68 apartment units in seven (7) buildings. The four (4) "Building A" floor plans have eight (8) units each with two (2) bedrooms and two (2) baths and 1,068 square feet of living space. The three (3) "Building B" floor plans have 12 apartment units each. Eight (8) are three (3)-bedroom two (2)-bath units with 1,120 square feet of living space. The remaining four (4) units are two (2)-bedroom, two (2)-bath units with 1,110 square feet.

"Building C" houses the recreation room and laundry facility, adjacent to the outdoor pool. The apartment complex office is located on the east side of the entry from Randall Avenue and attached to the west side of the "Building A" apartment units.

The entry from Randall Avenue will extend through a 25-foot landscaped setback from the street-side curb to the apartment buildings on the east and west sides of the entry. The entry has a 15-foot median to divide entry and exit traffic on 26-foot wide interior streets.

Surrounding Land Uses:

The project is located in a residential setting in the City of Rialto on Randall Avenue. The sites to the immediate west and east are both currently single family residences on similarly sized parcels although the parcel to the east is zoned as Multi-family Residential, 12.1 to 21 dwelling units/acre (du/ac) while the one to the west is zoned as Single Family Residential, R6, 2.1 to 6

du/ac. The parcels to the south are zoned R6, like the project site, and are currently housed at the maximum density for that zone. The parcel to the north is a zoned for schools and is the location of the Milor Continuation High School. To the west there are several areas zoned A-1 “animal overlay” east of Bloomington Ave and West of Willow Road where dog kennels are permitted. The Crossroads kennel is three blocks to the east of Riverside Avenue on Acacia also within an A-1 zone.

Existing Conditions:

The 4.7 acre project site combines two 2.3-acre parcels, APN 0132-031-13 at 223 Randall Avenue on the west and APN 0132-031-14 at 205 Randall Avenue on the east, each with a private residence with “out” buildings. A cultural survey conducted on April 15, 2016 that examined both residences, determined that the homes lack significant architectural style and integrity and are therefore not eligible for the California Register of Historical Resources although both are over 50 years old.

The elevation on ranges from approximately 1,380 to 1,400 feet above mean sea level on the two parcels. The elevation change is shown on the original grade maps as an embankment that runs north/south between the two parcels.

The land surface is partially graded and composed of alluvial gravels that are native to the site. The soils in the project area are Tujunga gravelly loamy sand. These soils are alluvial with very little soil profile development. They are composed of alluvium derived from granitic rock. (NRCS, 2012) (See APPENDIX 1 RANDALL PALMS PROJECT SPECIFIC MAPS AND DATA; NRCS Custom Soil Report)

Historical Conditions

The project sites were planted in orchard and/or row crop from at least 1938 up to approximately 1959 when single family residences had been built on both parcels with agriculture and pasture areas (NETR Online, 2016). No prehistoric resources occur on the site based on the cultural resource survey (Pigniolo, 2016)

The project’s existing zoning is R-6 under the 2010 General Plan and will be converted to R-21 under the Zoning Change No. 334 to accommodate the 68 units on 4.7 acres, 14.5 dwelling units per acre. The R-6 zone only allows for 2.1 to 6 dwelling units per acre or low-density residential development in suburban-style subdivisions, “but may also include attached residential units with private and shared open space areas.” (City of Rialto, 2010)

Zoning Change No. 334 should amend the General Plan at the location of this site to R21, consistent with the current zoning of the adjacent parcel to the east. “R21 allows for residential development at higher densities, with locations typically located along major streets and near major activity centers. Development approaches may include low-scale attached units with private and/or shared open space and groups of attached housing with larger common open space areas. Common usable open space and other recreation amenities are provided.” (City of Rialto, 2010)

10. Other public agencies whose approval is required (e.t., permits, financing approval, or participation agreement.)

No permits from U.S. Army Corps of Engineers (USAACE) or California Department of Fish and Wildlife (CDFW) are required as there are no jurisdictional resources on site. The City of Rialto will need to approve the rezoning of the project from R-6 to R-21. The project has no impacts that are significant that would require permitting from other agencies.

Scheduled Public Meetings or Hearings:

(Describe the date, time and location for all scheduled public meetings and hearings)

At the time of this writing, no public meetings or hearings are scheduled for this project. The Planning Commission and City Council will both consider approval for this project. Planning Commission Meetings are held on the second and fourth Wednesdays of the month. After approval by the Planning Commission, the City Council will hold a public hearing to consider the decision of the planning commission. City Council meetings are held on the second and fourth Tuesdays of the month.

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

DETERMINATION

On the basis of this initial evaluation:

1. I find that the project **could not** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
2. 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.
3. I find the proposed project **may have a significant effect** on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
4. 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 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
5. 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.

Project Planner

Date

Project Planner Signature
Kinsinger Environmental Consulting

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced, as discussed below).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated”, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:

- a. the significance criteria or threshold, if any, used to evaluate each question; and
- b. the mitigation measure identified, if any, to reduce the impact to less than significance.

CHECKLIST OF ENVIRONMENTAL IMPACT ISSUES:

IMPACT ANALYSIS

1) AESTHETICS.

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

a) Have a substantial adverse effect on a scenic vista?

Discussion:

“In Rialto the views of the San Gabriel and San Bernardino Mountains and the foothills provide the perfect backdrop for creating scenic vistas throughout the City.” (City of Rialto, 2010) The project site is in an urban residential area on a flat landscape so the scenic vista of the mountains to the north is visible from the streets in the area with the best views from north/south streets.



Figure 1 View looking north on Riverside Ave. from Randall Ave. intersection.

Randall Avenue is an east/west street and views of the mountains are visible to the north because Milor High School, on the opposite side of Randall Avenue is set back 220 feet from the street.



Figure 2 View of Mountains from the Randall Palms project site on Randall Ave.

The mountain view is currently visible from Alice Avenue, a dead-end street directly south of the planned Randall Palms development.



Figure 3 View of Mountains from the north end of Alice Avenue.

The maximum height of the Randall Palms “A” Buildings is 26 feet 10 inches and 24 feet 2 inches for the “B” Buildings. This will obstruct the view of the mountains from Alice Avenue. However, the lots that Randall Palms will be built on are currently not built to their density capacity for the existing R-6 zone. If there were single story residences within the minimum allowable setback from Alice Avenue this scenic vista would not be visible.

The zoning change that allows higher density and multilevel structures does not change the potential for obstruction of scenic vistas beyond what it is now. Although the scenic view will be partially obstructed, the impact will be less than significant as the zoning change doesn’t affect the potential for the view to be obstructed. The potential for obstruction of the view exists by virtue of building residences on a non-through street as seen in the view from S. Orange Avenue, a cul-de-sac on the north side of Randall Ave. to the east of Milor High School.



Figure 4 Obstructed view of the mountains from S. Orange Avenue.

Impact Analysis: Less than significant

The project will obstruct scenic vistas to residences to the south but the potential for obstruction already exists by virtue of Alice Avenue being a non-through street. Developing the Randall Avenue lots at the existing zone density would have obstructed the view even without the zone amendment that allows higher density; therefore, impacts to the view will be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Discussion and Impact Analysis: No Impact

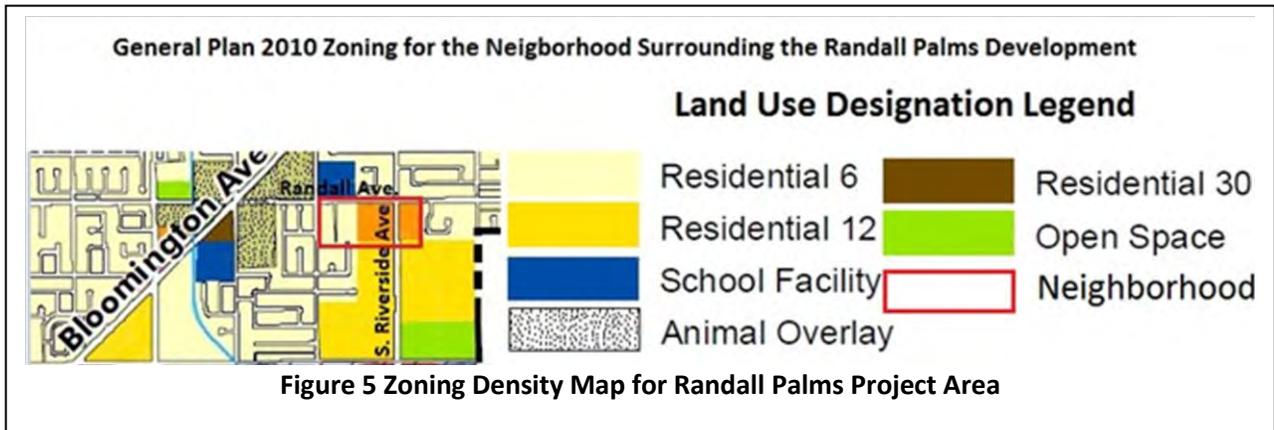
The project site and highest features are not visible from any of the freeways in the area; therefore there will be no impact to scenic resources as seen from a scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings? – Less than Significant.

Discussion:

The Randall Palm development Precise Plan of Design No. 2430 received preliminary review by the City's Development Review Committee (DRC) on January 13, 2016. They made recommendations to address the visual character and quality of the site as related to its surroundings in light of the General Plan Amendment No. 15-05 and zone change No. 334.

The existing character of the neighborhood is low-density residential development with 2.1 to 6 dwelling units per acre. The zoning change will increase density to 12.1 to 21 dwelling units per acre consistent with the zoning for parcels on the south side of Riverside Avenue, to the east of the project site and the lots on either side of Riverside Avenue on the south side of Randall Avenue.



Although this represents a change requiring an amendment to the General Plan, it is consistent with the intent of the General Plan which allows for higher density residential neighborhoods and clusters higher density development together on adjacent parcels. “To maintain this small town atmosphere, new development shall be concentrated in defined districts and corridors, while interior residential neighborhoods are maintained and enhanced.” (City of Rialto, 2010, p. Chapter 2 p 27)

The General Plan includes design criteria in the Citywide Design Policies 2-10.1 through 2-22.3 for the development which are incorporated into the site plan according to the recommendations from the Development Review Committee (DRC) preliminary review (City of Rialto, 2016) and include details on (City of Rialto, 2010):

- Parking, paving and carport materials and design
- Building articulation
- Contrasting colors
- Exterior stone veneers
- Plantings and pathways
- Signage
- Underground utilities
- Additional streetlights
- Americans with Disabilities Act compliance for access

These features will provide currently accepted visual aesthetic standards for the new structures in the neighborhood and improve walkability with walkways, landscaping, streetlights and underground utilities. (City of Rialto, 2016)

Although this represents a change from the current single family visual aesthetic, it provides visual character for the planned development consistent with goals for this residential density throughout the City so that it will not have an adverse impact on the visual character of the existing neighborhood and maintains the “small town atmosphere”.

Impact Analysis:

The change in visual aesthetic –family housing to density and multi will not an adversely alter on the existing visual aesthetic environment for local streets and residences; therefore potential impacts are less than significant.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Less than Significant.

Discussion and Impact Analysis: Less Than Significant

According to the recommendations of the DRC, proposed and/or existing street lights will be shown along the project frontage on site plans (City of Rialto, 2016). "All exterior lighting shall be coordinated as to style, material, and color and designed to avoid spillover glare or 'stray light' on adjacent properties" (City of Rialto, April 2016, p. Chapter 15.10 Public Safety Building Code). Project design lighting plans to avoid glare or stray light impacts to adjacent properties will be approved within the design review process before grading and building permits are approved; therefore impacts from lighting will be less than significant.

2) AGRICULTURE & FOREST RESOURCES.

(In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.) In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.) Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) 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"/>

Impact Analysis:

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 non-agricultural use?

Discussion and Impact Analysis: No Impact

This area is mapped by the California Department of Conservation Division of Land Resource Protection Farmland Mapping and Monitoring Program (FMMP) as "Urban". "Urban and built-up land is occupied by structures with a building density of at least 1 unit to 1.5 acres" (FMMP, 2014); therefore, there are no impacts to farmlands.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Discussion and Impact Analysis: No Impact

The 2012 Williamson Act map for the state of California does not show any parcels enrolled in a Williamson Act contract or mapped by Farmland Mapping & Monitoring Program. (DLRP, 2015). There is one orchard, Adams Acres on South Cactus Avenue but it is not enrolled according to the FMMP report; therefore, there are no impacts to agricultural zoning or Williamson Act contracts.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Discussion and Impact Analysis: No Impact

There are no timberlands as so defined within the city of Rialto (City of Rialto, 2010); therefore, there are no impacts to timberlands.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Discussion and Impact Analysis: No Impact

There are no qualifying lands in vicinity see c) above; therefore, there are no impacts to forest lands.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Discussion and Impact Analysis: No Impact

There are no qualifying lands in vicinity see a) and b) above; therefore, there are no impacts.

3) AIR QUALITY.

(Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) *Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Conflict with or obstruct implementation of the applicable air quality plan?	<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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Discussion:

Because the calculated emissions from the project are less than state and local significance levels, developing the project would not conflict or obstruct the implementation of the Air Quality Management Plan (AQMP) or applicable portions of the State Implementation Plan (SIP) (Thompson, 2016). (See APPENDIX 2 AIR QUALITY STUDY)

Construction and post construction activities for the Randall Palms project will be compliant with AQMD and the State Implementation Plan (SIP) without mitigation as calculated using the CalEEMod Model (Thompson, 2016). The SCAQMD Air Quality Significance Thresholds used in the evaluation were derived and adopted from CEQA guidelines in 1993 (SCAQMD, 1993) and include numerical emission thresholds that were updated in 2015 to evaluate significance for project construction and operation (SCAQMD, 2015).

Impact Analysis: less than significant

Because total emissions are less than the threshold significance levels, they would not conflict or obstruct the implementation of the AQMP or applicable portions of the SIP; therefore impacts would be less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Discussion:

There are no existing or projected air quality violations for this area that are not under an approved attainment plan within the South Coast Air Quality Management District (SCAQMD, 2012). Projected emissions from construction and operation are all well below SCAQMD thresholds as shown below in Table 1 Significance Thresholds for Emissions in lbs./day for Randall Avenue Apartments (Thompson, 2016). Therefore project emissions will not violate or contribute substantially to an existing or projected air Quality violation.

The SCAQMD attainment status is documented by local, state and federal jurisdictions. The City of Rialto is within the South Coast Air Basin (SCAB) which is a “non-attainment” area for California Ambient Air Quality standards (CAAQS) for ozone and particulate matter less than 2.5 microns in diameter (PM_{2.5}) and less than 10 microns in diameter (PM₁₀) (CARB, 2016). The National Ambient Air Quality Standards (NAAQS) classify the SCAB as an extreme nonattainment area for the “8-hour

ozone” (O₃) and a nonattainment area for PM_{2.5}. NAAQS also classifies the SCAB as a maintenance area for carbon monoxide (CO) and PM₁₀. (EPA, 2016) NAAQS recently classified the Los Angeles County portion of the SCAB as a nonattainment area for nitrogen dioxide (NO₂) and lead (SCAQMD, 2016).

The assumptions that support the projected emissions results for the Randall Palm project were for a project that is completed within 10 months with 5 work days per week and 8 hour days. In accordance with the requirements of the SCAQMD rule 403, fugitive dust controls would be utilized during construction, including watering of active sites three times daily. (Thompson, 2016)

For the purpose of estimating emissions from the application of architectural coatings, it was assumed that water-based coatings that would be compliant with SCAQMD Regulations would be used for both exterior and interior surfaces. Within the CalEEMod Model, this assumption was included by assuming that the architectural coating emissions would have a VOC content of 100 grams per liter for exterior coatings and 50 grams per liter for interior coatings. (Thompson, 2016)

Table 1 below provides a summary of the emission estimates for construction of the proposed project, assuming standard measures are implemented to reduce emissions, as calculated with the CalEEMod Model. As shown in the tables, emissions associated with construction are below the significance thresholds for all construction phases and pollutants. Construction of the project would be short-term and temporary. Thus the emissions associated with construction would not result in a significant impact on the ambient air quality.

Table 1 SCAQMD Significance Thresholds for Emissions for Randall Avenue Apartments

Emission Source	ROG	NOx	CO	SOx	PM10	PM2.5
lbs/day						
Demolition						
Fugitive Dust	-	-	-	-	0.14	0.02
Offroad Diesel	4.29	45.66	35.03	0.04	2.29	2.14
Onroad Diesel	0.03	0.44	0.31	0.00	0.03	0.01
Worker Travel	0.06	0.08	0.97	0.00	0.17	0.05
TOTAL	4.38	46.18	36.31	0.04	2.63	2.22
Significance Criteria	75	100	550	150	150	55
Localized Significance Criteria	N/A	270	1,746	N/A	14	8
Significant?	No	No	No	No	No	No
Grading						
Fugitive Dust	-	-	-	-	2.53	1.31
Offroad Diesel	3.67	38.45	26.08	0.03	2.20	2.02
Worker Travel	0.06	0.08	0.97	0.00	0.17	0.05

Emission Source	ROG	NOx	CO	SOx	PM10	PM2.5
TOTAL	3.73	38.53	27.05	0.03	4.90	3.38
Significance Criteria	75	100	550	150	150	55
Localized Significance Criteria	N/A	270	1,746	N/A	14	8
Significant?	No	No	No	No	No	No
Building Construction						
Building Offroad Diesel	3.41	28.51	18.51	0.03	1.97	1.85
Building Vendor Trips	0.06	0.61	0.70	0.00	0.05	0.02
Building Worker Travel	0.20	0.26	3.18	0.01	0.55	0.15
TOTAL	3.67	29.38	22.39	0.04	2.57	2.02
Significance Criteria	75	100	550	150	150	55
Localized Significance Criteria	N/A	270	1,746	N/A	14	8
Architectural Coatings Offgassing	20.46	-	-	-	-	-
Architectural Coatings Offroad Diesel	0.33	2.19	1.87	0.00	0.17	0.17
Architectural Coatings Worker Travel	0.04	0.05	0.59	0.00	0.11	0.03
TOTAL	20.83	2.24	2.46	0.00	0.28	0.20
Significance Criteria	75	100	550	150	150	55
Localized Significance Criteria	N/A	270	1,746	N/A	14	8
Significant?	No	No	No	No	No	No
MAXIMUM SIMULTANEOUS CONSTRUCTION EMISSIONS	24.17	46.18	36.31	0.06	4.90	3.38

Impact Analysis: Less than significant.

The project emissions are well below thresholds and the SCAB has an approved attainment plan.

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)?

Discussion:

Because the entire SCAB is nonattainment for PM_{2.5} and PM₁₀, potential cumulative effects from the project were analyzed. We use the Localized Significance Thresholds (LST) lookup tables which are more stringent than general standards because they are based on sensitivity to local receptors. Also, the ambient background PM_{2.5} and PM₁₀ concentrations are already accounted for in nonattainment areas and do not need to be modeled according to the SCQAMD LST Methodology (SCQAMD, 2008).

The LST lookup tables are applicable only to sources that are five acres or less in size. Because the project is 4.76 acres in size, the look-up tables for a 5-acre site were used to assess the significance of localized construction impacts on receptors in the project vicinity. We used the lookup tables for both gaseous and particulate emissions. The LST Methodology only applies to impacts to NO₂, CO, and PM₁₀ concentrations.

The incremental PM_{2.5} and PM₁₀ impacts for fugitive dust from construction beyond a project’s boundary are derived based on the change in concentration threshold of 10.4 µg/m³ (24-hour average) and for operational impacts, a change of 2.5 µg/m³ (24-hour average) (SCQAMD, 2008). . Table 2 presents the LSTs from the look-up tables for a 5-acre site, with the nearest receptor located 25 meters from the site.

Table 2 Localized Significance Thresholds, lbs/day

Distance to Nearest Receptor, meters	Pollutant					
	NOx	CO	PM ₁₀ Construction	PM ₁₀ Operation	PM _{2.5} Construction	PM _{2.5} Operation
5 acres						
25	270	1,746	14	4	8	2

“If the calculated emissions for the proposed construction or operational activities are below the LST emission levels found on the LST lookup tables for the construction site location and distance from receptors, then the proposed construction or operation activity is not significant” (SCQAMD, 2008). Rialto is located in Source-Receptor Area 34, the Central San Bernardino Valley. Table 3 shows the LST results with all levels less than the significance threshold (Thompson, 2016).

Table 3 Localized Significance Thresholds for Rialto 5-Acre Site

Pollutant	NOx	CO	Construction PM ₁₀	Operation PM ₁₀	Construction PM _{2.5}	Operation PM _{2.5}
Onsite, Construction lbs./day	19.09808	13.70466	1.716712		1.38411	
Onsite Operation lbs./day	1.094795	5.196712		0.892055		0.285479

Localized Significance Threshold lbs./day	115.00000	715.00000	6.000000	2	4.00000	1
Significance Determination	No	No	No	No	No	No

Impact Analysis: Less than significant.

Since fugitive dust (PM 10 and PM 2.5) and gaseous emissions derived from CalEEMod results are less than the most stringent standard as indicated in the LST, emissions will not contribute substantially to the existing non-attainment for PM_{2.5} and PM₁₀ within the South Coast Air Basin (Thompson, 2016). The project is therefore in compliance with the SIP for the SCAQMD under the South Coast Final 2012 AQMP CARB/EPA/SIP Submittal (SCAQMD, 2012).

d) Expose sensitive receptors to substantial pollutant concentrations?

Discussion:

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Residential land uses are also considered sensitive receptors.

The project is located directly across Randall Avenue from Milor High School. The portion of the school property that is nearest to the project is occupied by the school parking lot, where students would not be present for a substantial amount of time during the day. The project's nearest point to a school building is approximately 100 meters (300 feet) away.

Sensitive receptors include residences adjacent to the project therefore we used the closest receptor distance of 25 meters. The residential use proposed for the project would not be a source of toxic air contaminants (TACs); however, during construction, diesel equipment operating at the site may generate some short-term and temporary (TAC) emissions. The emissions for both gaseous and particulate emissions were less than significant for project construction and operations for local receptors based on the results of the CalEEMod with the LST table for projects of approximately 5 acres in size.

Impact Analysis: Less than Significant.

The project construction and operation will not expose sensitive receptors to substantial pollutant concentrations and impacts are less than significant.

e) Create objectionable odors affecting a substantial number of people?

Discussion:

Grading and construction using diesel equipment may generate some temporary nuisance odors at the site. Land uses associated with odor complaints generally include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills,

dairies, and fiberglass molding operations. These land uses are not proposed for the Randall Avenue Apartments Project. Residential uses are not associated with nuisance or toxic odors.

Impact Analysis: Less than Significant.

Project construction would not result in emission of any odor compounds that would cause a nuisance or significant impact to nearby receptors according to the LST significance thresholds in Table 3 above. Temporary diesel odors are not generally considered nuisance odors since they don't generate complaints. The impacts associated with Project construction are therefore not considered significant. (Thompson, 2016)

4) BIOLOGICAL RESOURCES.

4. *Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 California Department of Fish and Game or U.S. Fish and Wildlife Service?	<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 California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Impact Analysis:

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 California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

Discussion:

There is only one habitat type on the project site, pasture/non-native grassland. The potential for impacts to sensitive species was evaluated by querying for the distribution of species recorded in the

California Natural Diversity Data Base (CNDDDB) within 10 miles of the project site grasslands. Those results were filtered based on the potential for the species or habitat to occur in a pasture/non-native grassland habitat as well as considering rarity and time passage since record date. (See APPENDIX 1 RANDALL PALMS PROJECT SPECIFIC MAPS AND DATA)

Of the 262 CNDDDB records within a 10-mile radius of the project area, there are 61 unique records habitat types. Thirty-six of those are exclusive to aquatic, riparian, chaparral, sage scrub or woodland habitats that do not occur on the project site. 25 species are either CNDDDB records within 5 miles of the project site or they are species that have some variability in the types of habitat that they can occupy and may occur in disturbed habitats such as grasslands (See the 5-mile radius map of CNDDDB species distribution in APPENDIX 1). They are evaluated for their potential to occur on the project site in Table 1 below.

All of the species in the CNDDDB data base are considered special status but only one has federal or state status, the Delhi Sands flower-loving fly (DSFLF), *Rhaphiomidas terminatus abdominalis* which is federally listed as endangered but has no state status because the state of California does not consider insects for listing status. The California Native Plant Society (CNPS) also has a ranking system that evaluates the rarity and threat to plants. Potential to Occur is determined by evaluating the types of habitats where each species occurs within this data query. These species may occur in other types of habitats outside the inland valley.

The rationale for species that are not expected to occur is based on the information in the CNDDDB records not shown in this table on how many occurrences there are within the data query (APPENDIX 1). It also considers the most recent record that the species was recorded, whether the species is believed to be extirpated, and records of habitat types that they occupy.

Table 4 Species Considered for Potential to Occur Within 5-Mile Radius of Randall Palms Project Site in Rialto

Species Name	Common Name	Fed Status	CA Status	CNPS Rank	Potential to Occur	Rational
Anniella pulchra pulchra	silvery legless lizard	None	CSC		Not expected	Occurs in sage scrub habitats
Artemisiospiza belli belli	Bell's sage sparrow	None	None		Not expected	Sage scrub specific may use grasslands when contiguous with other suitable habitat
Aspidoscelis tigris stejnegeri	coastal whiptail	None	CSC		Moderate	Typically found in sage scrub habitats or Delhi soils or disturbed grasslands
Athene cunicularia	burrowing owl	None	CSC		Moderate	Embankments overlooking grasslands especially near water sources. Eight CNDDDB records within 10-mile radius
Carolella busckana	Busck's gallmoth	None	None		None	Extirpated, only one historical record.

Species Name	Common Name	Fed Status	CA Status	CNPS Rank	Potential to Occur	Rational
<i>Centromadia pungens</i> ssp. <i>laevis</i>	smooth tarplant	None	None	1B.1	Not expected	Occurs in sage scrub habitats and disturbed grasslands adjacent to contiguous sage scrub habitat
<i>Ceratochrysis longimala</i>	Desert cuckoo wasp	None	None		Not expected	One occurrence in 10-mile radius, from 1915 record. Sage scrub habitats and rarity.
<i>Chaetodipus fallax fallax</i>	Northwestern San Diego pocket mouse	None	CSC		Low	Occurs in sage scrub habitats, one CNDDDB record in annual grasslands within 5 miles of the project site
<i>Crotalus ruber</i>	red-diamond rattlesnake	None	CSC		Not expected	Occurs in sage scrub habitats.
<i>Cuscuta obtusiflora</i> var. <i>glandulosa</i>	Peruvian dodder	None	None	2B.2	Not expected	Single historical record is extirpated
<i>Eremophila alpestris actia</i>	California horned lark	None	Watch List		Moderate	Not likely to nest on site but often follow disturbance such as disking and grading to forage for insects.
<i>Eumops perotis californicus</i>	western mastiff bat	None	CSC		Low	Known to occur in area but site lacks a water source or habitat in tight rock crevices for nursery roosts.
<i>Galium californicum</i> ssp. <i>primum</i>	Alvin Meadow bedstraw	None	None	1B.2	Not expected	One occurrence in 10-mile radius, typically associated with sage scrub species
<i>Helianthus nuttallii</i> ssp. <i>parishii</i>	Los Angeles sunflower	None	None	1A	Not expected	CNDDDB location described as "swamp"
<i>Horkelia cuneata</i> var. <i>puberula</i>	mesa horkelia	None	None	1B.1	Low re-evaluated to not expected	Occurs in sage scrub and disturbed habitats. Four CNDDDB records are within 5 miles of the project site.
<i>Lasiurus xanthinus</i>	western yellow bat	None	CSC		Low	Roosts in fan palms near open water.
<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's pepper-grass	None	None	4.3	Not expected	Occurs in sage scrub habitats and dry hillsides.

Species Name	Common Name	Fed Status	CA Status	CNPS Rank	Potential to Occur	Rational
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None	CSC		Low	Sage scrub habitats and open disturbed areas adjacent to contiguous sage scrub habitat
Malacothamnus parishii	Parish's bush-mallow	None	None	1A	Not expected	Occurs in sage scrub habitats.
Neotoma lepida intermedia	San Diego desert woodrat	None	None		Not expected	Occurs in sage scrub habitats
Nyctinomops femorosaccus	pocketed free-tailed bat	None	CSC		Low	Known to occur in area but site lacks a water source or habitat in tight rock crevices for nursery roosts.
Phacelia stellaris	Brand's star phacelia	None	None	1B.1	Not expected	One occurrence in 10-mile radius, typically associated with sage scrub species
Phrynosoma blainvillii	coast horned lizard	None	CSC		Low	Typically found in sage scrub habitats or Delhi soils or disturbed grasslands. Eleven records within 10-mile radius
Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	Endangered	None		Not expected	This species is endemic to Delhi sands soils in nearly undisturbed conditions on dunes or consolidated dunes. Although the adjacent parcel to the east is mapped as Delhi sands soils, it has been under agriculture for many years and no longer has potential to support the species. 12 records within 10-mile radius
Symphytotrichum defoliatum	San Bernardino aster	None	None	1B.2	Not expected	One historical record in damp meadow that has been extirpated.

Of the 25 species within 5-miles most are not expected to occur. One species that is federally listed as endangered that is not expected to occur is the Delhi Sands Flower-loving Fly (DSFLF) there are CNDDDB records for this species on parcels adjacent to the project site to the east that have since been urbanized. Ten of the 25 species have a low or moderate potential to occur. One species, mesa horkelia, has three records within two miles of the project site was re-evaluated from low to not expected based on a detailed examination of the CNDDDB records and its habitat requirements.

Delhi Sands Flower-loving Fly – Federally listed Endangered

The DSFLF is endemic to habitats with soils classified as Delhi soils and one of the species that is not expected to occur. Sites with Delhi soils are considered potential habitat by the USFWS. Typical Delhi soils are sandy dunes but the remaining Delhi soils that occur outside the Colton Dunes Ecosystem that are not already urbanized, have been disturbed or stabilized by grasses and obstructions to blowing winds. (USFWS, 2008)

The Delhi fine sands are mapped on the parcel to the east of the project site but they are highly disturbed. Like the project site, those soils were converted to agriculture in the 1930's and remain highly disturbed. The soils on the project site are confirmed to be Tujunga sandy loam based on the archaeologist's field review of surface soils (Pigniolo, Andrew, 2016) and the NRCS maps (NRCS, 2012)

The site is completely surrounded by urbanization and disjunct from remaining suitable and or occupied habitat elsewhere; therefore, The Randall Palms site it is not potential habitat for the endangered DSFLF and there is no potential for direct or indirect impacts.

Ten Species with low or moderate potential to occur

Three of these species are bats. Western mastiff bat and pocketed free-tailed bat have low potential roosting habitat without a suitable source of water as a source for insects. Nursery roosts are typically tight rock crevices and do not occur on site. Yellow bat will roost under fan palm leaves in habitats even in urban areas if they landscape is sufficiently irrigated. The potential for them to occur is low. Even if individuals these bat species occur on site, the habitat type would preclude significant population centers that could impact the range or viability of the species. Direct and indirect impacts would be less than significant.

Six additional species that may use pasture type disturbed grasslands in addition to sage scrub habitats include: burrowing owl, horned lark, coast horned lizard, coastal whiptail lizard, north western San Diego pocket mouse, black-tailed jackrabbit and the flowering herb, mesa horkelia . Mostly, these species records occur in grassland habitats when they are contiguous with sage scrub or other habitats even if those habitats are disturbed.

Burrowing Owl - CSC

There are several records for Burrowing owl within two-miles of the project site shown in APPENDIX 3. Burrowing owls typically occupy annual grasslands like the one on the project site especially if the site has ground squirrels. Burrowing owls are ground nesting birds and modify abandoned ground squirrel dens to nest in. For this reason pre-construction nesting bird surveys will include surveying for burrowing owls and their pellets, track or sign as well as suitable dens with evidence of past burrowing owl habitation, even if the dens are old.

Presence of suitable dens would indicate the need for a protocol burrowing owl survey according to the CDFW survey protocols (CDFW, 2012). Burrowing owls are protected by the federal Migratory Bird Treaty Act (MBTA) and are a California Species of Special Concern (CSC) (USFWS, 1998) (CDFW, 2016). Any impacts to burrowing owl or dens that have been occupied in the last three years would be considered significant by CDFW and USFWS under CEQA.

Horned Lark – Watch List

This is a species that follows agricultural and development disturbance to forage for insects. Horned lark is a ground nesting bird but nests in sage scrub habitat or in grasslands with opening and contiguous to sage scrub. Direct impacts will not occur because the site is not a nesting habitat and birds follow graders during disturbance and fly out of the way. Indirect and temporary impacts are positive in that they provide a temporary foraging opportunity but direct and indirect impacts whether positive or negative would have no significant impact on the species range, viability or significant population centers.

Coast Horned Lizard - CSC

The Coast horned lizard has a low potential to occur on site. It needs open areas and loose sandy soil for burrowing. In this area those habitats are in sage scrub or Delhi sands soils. They also need a source of harvester ants, their main prey which are usually found in the scrub habitats rather than grassland habitats where non-native ant species have invaded due to urbanization. This site is grassland and the potential for coast horned lizard is low but some potential exists due to the adjacent parcel having been mapped as Delhi soils and having some disturbance from the bike or motorcycle track producing loose sands. Even if individual coast horned lizards occurred on site, the habitat type would preclude significant population centers that could impact the range or viability of the species. Direct and indirect impacts would be less than significant.

Coastal whiptail - CSC

Records for this species also occur in Delhi sands or sage scrub habitats but they are not uncommonly found in other types of disturbed habitats including grasslands. Even if individuals occur on site, the habitat type would preclude significant population centers that could impact the range or viability of the species. Direct and indirect impacts would be less than significant.

North Western San Diego Pocket Mouse – CSC

Records for north western San Diego pocket mouse occur in sage scrub habitats in Lytle Creek but there is one record south of the project site and the Interstate 10 freeway that was on a large block of grassland on the northeast corner of Santa Ana Ave. and Sierra Ave. habitat before it was developed for commercial uses in 2005 (NETR Online, 2016). San Diego pocket mouse has a low potential to occur on site given the number of years it has been under agriculture followed by residential uses and its isolation from contiguous suitable habitat. Even if individuals occur on site, the habitat type would preclude significant population centers that could impact the range or viability of the species. Direct impacts and indirect impacts would be less than significant.

Black-tailed Jackrabbit – CSC

Black-tailed jackrabbit is a fairly common species of sage scrub habitats with openings and somewhat under-reported in the CNDDDB data base. It needs large expanses of contiguous habitat even when it occurs in disturbed grasslands. The potential for it to occur on site is very low but even if individuals did occur on site, the habitat type would preclude significant population centers that could impact the range or viability of the species. Direct impacts and indirect impacts would be less than significant.

Mesa horkelia – 1.B1

CNDDDB records for Mesa horkelia documented that it is likely extirpated from the previous locations which are developed now over 100 years ago. The most recent record was in 1995 in “remnant

alluvial scrub” on land that is also now developed. The potential for it to have persisted in the pasture grassland habitat that was under cultivation over 80 years ago and disjunct from sage scrub habitats is extremely low such that it is not expected to occur and no surveys for this species are recommended. No direct or indirect impacts would occur.

Impact Analysis: Less than significant with mitigation

The habitat on site is annual grassland/pasture and without contiguous suitable scrub or Delhi sands habitats available, is not suitable for most of the sensitive plant species that occur within the inland valley region. Most of the sensitive species within the CNDDDB 10-mile query are confined to washes and remnants of scrub habitat. Of the species evaluated for the potential to occur on site based on proximity of existing records and range of habitat that also includes grasslands, the isolated habitat would not be able to support significant population centers that if lost would impact the range or viability of the species. Therefore, direct and indirect impacts would be less than significant.

The DSFLF is the one endangered species with CNDDDB records in proximity that was evaluated as having not expected to occur. Therefore no direct or indirect impacts would occur.

The burrowing owl has a moderate potential to occur on site and there are three CNDDDB records within two miles of the project site, all on parcels that are now developed. Burrowing owls have potential to occur on site, therefore, to avoid potentially significant direct and indirect impacts, surveys should be conducted to determine if there are any suitable dens on site and whether there is any sign of past use by burrowing owls whether or not they occupy those dens presently. If an initial pre-construction den mapping survey reveals no suitable habitat, then a 3-day pre-construction burrowing owl survey would be required to confirm the determination remains accurate prior to earth or vegetation disturbing activity. In that case no direct or indirect impacts to the species would occur.

If there is den activity or signs of occupation protocol burrowing owl surveys should be conducted. If surveys determine active burrows, as defined by protocol, are present, then mitigation for habitat loss and direct impacts would be required according to the “Staff Report on Burrowing Owl Mitigation” (CDFW, 2012) to reduce impacts to level that is less than significant. These protocols are required under the General Plan FEIS Mitigation and Monitoring Report (MMRP) (City of Rialto, 2010).

MM 1

Conduct a protocol potential den mapping survey for burrowing owl dens by a burrowing owl-qualified biologist. If the results show potential dens exist, continue with protocol level burrowing owl surveys. If results are negative for potential habitat, conduct a burrowing owl specific pre-construction survey within 3 days prior to ground or vegetation disturbing activity during any season of the year.

To avoid significant impacts to burrowing owls if a preliminary den mapping survey identifies potential dens permit and follow up protocol surveys determine that active dens are present, habitat loss mitigation and related mitigations for direct and indirect impacts to burrowing owls must be a condition of approval for grading. Specifics for mitigation are in (CDFW, 2012). (See APPENDIX 3 STAFF REPORT ON BURROWING OWL MITIGATION)

MM 2

To avoid impacts to nesting birds, mitigation for direct and indirect impacts to nesting birds must be a condition of approval for the grading permit. A qualified avian biologist shall conduct a pre-construction nesting bird surveys within three days of earth or vegetation disturbing activity, if this activity will occur within the nesting bird season between February 1 and August 31. The biologist will document active nests and set up avoidance measures such as a 150-foot no-work buffer around the nest. When chicks are fledged, and after follow-up pre-construction surveys provide clearance, the remaining area of the site can be graded.

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 CDFW or USFWS?

Discussion:

Based upon a review of current and historical aerial photographs and topological maps by certified wetlands delineator Debbie Kinsinger, and field assessment by archeologist/biologist Andrew Pigniolo, on April 15, 2016, (Pigniolo, 2016) there are no drainages, water courses or riparian habitats on site or within the 100-foot survey boundary around the site.

Historical photographs and topographic maps do not show evidence of streams, drainages or riparian habitats having existed here in the past. Historical photographs show the site as orchard or row crop with no evidence of surface inundation, depressional areas, wetlands or vernal pools.



Figure 6 The culvert on site flows under the street where it joins the storm drain on the north side of W. Randall Ave.



Figure 7 The south side of W. Randall Ave has no curb or gutter so street runoff collects at this low spot where there is a culvert.

There is a small depression, approximately 6 to 12 feet in diameter, at a culvert opening under the canopy of the cottonwood tree in front of the 205 Randall Avenue residence. It crosses under Randall Avenue and connects with a stormdrain across the street in front of the Milor High School parking lot. The culvert on the south side of Randall Avenue collects sheet runoff from the south side of the street

where there is no curb or gutter and transports it under the street to the north side where it joins the stormdrain system.

While the single cottonwood tree and juvenile Mexican fan palm at the mouth of the culvert opening technically constitute CDFW “riparian habitat”, a notification to CDFW in the form of a streambed alteration agreement (SAA) that includes the above photos along with historical aerial photos to support these conclusions and the plan for mitigation and replacement of “street trees” should satisfy habitat loss concerns from CDFW without further mitigation.

Impact Analysis: Less than significant with mitigation

The cottonwood tree, which is a riparian species, growing at the mouth of the culvert is technically considered riparian by CDFW, even though the water is artificially sourced from street runoff. CDFW should be notified through the Streambed Alteration Agreement (SAA) process; however mitigation concerns for “habitat loss” of the tree should be satisfied by the City’s street tree ordinance requiring replacement of “street trees” (Ord. §11.08.030) (City of Rialto, 2002). The SAA would request CDFW concurrence that artificially created riparian habitat of this small size with no surrounding supporting habitat is undesirable for wildlife; therefore the plan is to install a curb and gutter on the south side of the street and eliminate the potential for riparian habitat to be maintained is appropriate.

MM 3

Prepare a brief SAA for CDFW with street tree replacement mitigation plan and identify project design that eliminates the pooling of street runoff by installing a curb and gutter along the south side of W. Randall Ave. and await the CDFW concurrence.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (CWA) (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Discussion:

Based upon a review of current and historical aerial photographs and topological maps by certified wetlands delineator Debbie Kinsinger, and field assessment by archeologist/biologist Andrew Pigniolo, on April 15, 2016, (Pigniolo, 2016) there are no drainages, water courses on site or within the 100-foot survey boundary around the site.

Historical photographs and topographic maps do not show evidence of streams, drainages or riparian habitats having existed here in the past. Historical photographs show the site as orchard or row crop with no evidence of surface inundation, depressional areas, wetlands or vernal pools.

There is a small depression, approximately 6 to 12 feet in diameter, at a culvert opening under the canopy of the cottonwood tree in front of the 205 Randall Avenue residence. It crosses under Randall Avenue and connects with a stormdrain across the street in front of the Milor High School parking lot. The culvert on the south side of Randall Avenue collects sheet runoff from the south side of the street where there is no curb or gutter and transports it under the street to the north side where it joins the stormdrain system.

Because there is no “defined bed bank or channel” or ditch that could carry surface water into the stormdrain network, the culvert opening does not qualify as a Water of the U.S. (WoUS) within the jurisdiction of the U.S. Army Corps of Engineers (USACE). A notification and request for concurrence that the culvert has no jurisdictional wetlands will satisfy USACE requirements for mitigation.

Impact Analysis Less than significant with mitigation

Without a defined bed, bank or channel or other evidence of surface inundation in aerial photographs and in the professional opinion of Debra Kinsinger, certified wetland delineator, there is no basis to conclude that a detailed wetland delineation in the field is required to support the conclusion that there is no CWA jurisdictional nexus on the site. Thus there is no impact on federally protected wetlands. A notification requesting concurrence from USACE will be prepared.

MM 4

Send a request for concurrence with this supporting information that there are no jurisdictional waters on site to the USACE and await confirmation of concurrence.

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?

Discussion:

The habitat on site is pasture and supports a few fan palms and one cottonwood tree. Migratory birds may use these trees for nesting. The western yellow bat (*Lasiurus xanthinus*), may use the fan palms for nesting as well but generally they prefer palms with a persistent water source. Raptors may use the trees on site as perches to forage for small mammals and insects. There is some potential for burrowing owl to use the pasture as a foraging site, albeit very low, based on historical occurrences in and around the City of Rialto.

However, the site is not connected with or in the path of any wildlife movement corridors because it is surrounded by urbanization on all sides. Furthermore, it lacks drainages or streams that wildlife depend on or that aquatic wildlife could use.

Impact Analysis: Less than Significant with mitigation

Loss of foraging habitat for raptors is less than significant because the site is isolated and not connected to contiguous habitat. There is significant foraging habitat in the non-urbanized areas of the County outside the City of Rialto as well as in parks and remaining open space within in the city. Therefore, no mitigation is needed for loss of raptor foraging habitat.

Direct and temporary impacts to migratory birds including burrowing owls and/or bats will be mitigated by removing trees during the non-nesting season and having a qualified biologist conduct a pre-construction nesting bird survey no more than three days in advance of ground or vegetation disturbing activity. Alternatively, ground disturbance and tree removal may take place during the nesting season, between February 1 and August 31, in conjunction with the 3-day pre-construction survey and having a biological monitor on site during the disturbance related activity.

There are no permanent impacts to migratory bird nesting habitat because the site will receive a net gain of nesting habitat with the planned street trees and interior tree land scape plan (Rialto Code of Ordinances §11.08.030) (City of Rialto, 2002).

MM 5

Remove trees during the non-nesting season and conduct a preconstruction nesting bird survey no more than 3 days in advance of any ground disturbing or vegetation disturbing activity in the non-nesting season. If such activity must occur during the nesting season between February 1 and August 31, then a qualified biologist must be on site during the vegetation/tree removal and/or initial grading in addition to the 3-day preconstruction survey. The biologist will document active nests and set up avoidance measures such as a 150-foot no-work buffer around the nest. When chicks are fledged, and after follow-up pre-construction surveys provide clearance, the remaining area of the site can be graded and trees removed.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion:

There are five trees on the 205 Randall Avenue lot (APN 132-031-13) that qualify as “street trees”.

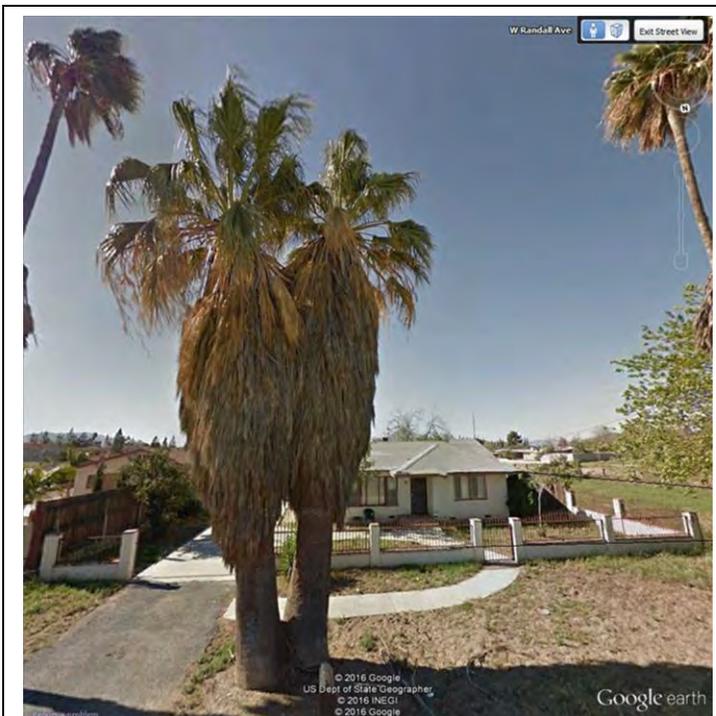


Figure 8 Two California fan palms framed by Mexican fan palms on either side in front of the 205 Randall Ave. residence.

“Street tree” means, “any tree planted in a planting strip parkway or tree well” (Rialto Code of Ordinances (Ord.) Chapter 11.08 Street Trees – Vegetation §11.08.010). Although maintenance is the responsibility of the parcel owner (Ord. §11.08.140), removal requires permission from the City’s public service’s director (Ord., §11.08.070). Any trees that are removed must be replaced according to the provisions of Rialto’s Street Tree Plan (Ord. §11.08.030) (City of Rialto, 2002).

Of the five mature trees facing the street on this lot, three are Mexican Fan Palm, (*Washingtonia robusta*), a horticultural species. Two of the trees are California Fan Palm, (*Washingtonia filifera*), a California native, that is endemic to California, southeastern Arizona and northern Baja California. It grows in moist places, seeps, springs and desert oases and less frequently is cultivated for landscaping. There is also one cottonwood tree cultivar, *Fremontia* sp., and some

juvenile Mexican Fan Palms growing in its understory.

There are no street trees on the adjacent lot on the 223 Randall Avenue lot (APN 132-031-14) in this development. This lot includes approximately 50 juvenile queen palms, *Syagrus romanzoffiana*, and one California fan palm. None of these trees are within the street right of way so there are no restrictions on their removal.

Impact Analysis: Less than Significant with mitigation.

There are no other biological restrictions for this parcel other than the “street tree” policies. The landscape plan for street tree plantings and removals will be reviewed by the DRC and permitted under the City’s ordinances for street trees and the Street Tree Plan. There are no other polices or ordinances protecting biological resources on the development site therefore, the impacts are less than significant with mitigation.



Figure 9 Juvenile palms planted on the lot of the 223 Randall Ave. Residence.

MM 6

Replace any “street trees” with trees approved according to Rialto’s Street Tree Plan (Ord. §11.08.030) (City of Rialto, 2002). Trees suggested in the Street Tree Plan for Randall Ave. are Brisbane box (*Tristania conferta*) and southern live oak (*Quercus virginianan*). The Street Tree Plan is over 15 years old and may not reflect the current need for drought tolerant species. As part of the mitigation for impacts to street trees, the landscape plan should request approval for salvage of the existing native California fan palm and non-native Mexican fan palm street trees.

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? – No Impact.

The City of Rialto is in between but not a part of, two major Habitat Conservation Plan areas. The West Mojave Plan boundary is north of the San Gabriel and San Bernardino Mountains in San Bernardino County. The Western Riverside Multi-Species Habitat Conservation Plan is in Riverside County south of the southern San Bernardino County communities within the inland basin.

Lytle Creek and El Cajon washes flow southeast from the foothills of the San Gabriel and San Bernardino Mountains and are part of the federally designated Critical Habitat for the federally listed San Bernardino kangaroo rat (SBKR). The Critical Habitat also supports the federally listed Santa Ana River woollystar as well as other non-listed species of Riversidean Alluvial Fan Sage Scrub (RAFSS) habitats.

Another sensitive habitat in the Rialto area is that of the federally listed endangered Delhi Sands Flower Loving Fly (DSFLF). There are two DSFLF recovery units in Rialto. A 4.5-acre area was protected for the DSFLF northeast of the intersection of Randall and Pepper Avenues. Two conservation easements are located south of San Bernardino Avenue, west of Pepper Avenue, and east of Riverside Avenue in the cities of Colton and Rialto. They are The 10-acre Reichel HCP conservation area and the 5-acre Laing Homes HCP conservation area. There is also a Conservation Bank set aside for mitigation within the largest remaining block of occupied DSFLF habitat in the Colton Dunes Ecosystem. (USFWS, 2008)

Efforts to develop a comprehensive HCP for the Colton/Rialto area have failed and the USFWS has instead pursued HCPs for individual projects (USFWS, 2008). The City is working with the U.S. Fish and Wildlife Service to adopt a HCP for local habitat that could support the federally endangered Delhi Sands Flower-Loving Fly (City of Rialto, 2010).

In the event that new developments result in an unforeseen HCP, it would be in a location where there is at the very least contiguous suitable habitat. In any case there are no adopted HCPs, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plan that this project site would impact.

Impact Analysis: No Impact

There are no planned or adopted individual HCPs or regional HCPs that could be affected by the Randall Palms development. Of the species for which conservation has been proposed within the City of Rialto and adjacent unincorporated areas, San Bernardino kangaroo rat Santa Ana River woollystar and Delhi sands flower loving fly, each require a specialized habitat and have no potential to occur the grass/pasture habitat that remains on the project site.

5) CULTURAL RESOURCES.

5. *Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<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 pursuant to §15064.5?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? – Less than Significant with Mitigation.

Discussion:

There are two private residences with “out” buildings on the project site. The homes on site are not within the City’s listed historic resources (City of Rialto, 2016). A cultural survey conducted on April 15, 2016 that examined both residences, determined that the homes “lack significant architectural style and integrity and are therefore not eligible for the California Register of Historical Resources although both are over 50 years old” (Pigniolo, 2016). (See APPENDIX 4 CULTURAL RESOURCE REPORT)

“A resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” or is eligible for listing (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852)” (CNAHC, 2015). Criteria for eligibility include:

- Association with events that made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Is associated with the lives of persons important in our past
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

“The structure at 205 Randall Avenue is a 3 bedroom 1 bath house. It can best be described as a Ranch style cottage with low end gabled roof. The structure appears to have been considerable modified with a relatively new stucco and cast iron fence on the street side of the structure. Some of the original wood sash double hung windows have been replaced by horizontal sliding aluminum frame windows. The exterior stucco also appears relatively new and may represent a replacement.

The structure at 233 Randall Avenue is placed well away from the street within the lot and at an angle to the street. This residential structure can best be characterized as International style. It appears to have been modified through time by the addition of covered parking areas extending from the south side of the structure. The structure is stucco with a flat roof.” (Pigniolo, 2016)

With regard to prehistoric resources, “the records search results indicate that the current project area has not been previously surveyed and no cultural resources have previously been recorded within the parcels. At least five cultural investigations have been documented within one half-mile radius of the project area.

Surface visibility was relatively good during the survey and portions of the project area had been recently disked and visibility was nearly 100 percent. Small amounts of recent refuse were present, but no historic or prehistoric cultural material was present.” (Pigniolo, 2016)

Impact Analysis: No Impact

“Project impacts to cultural resources eligible for the California Register and significant under the CEQA will not occur. No further work is necessary to address cultural resource issues.” (Pigniolo, 2016) No direct or indirect impacts to cultural resources will result from this project.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? Less than Significant with Mitigation.

Discussion:

There are no significant historic or prehistoric cultural resources on site. There are no other cultural resources of significance within the immediate vicinity of the project site based upon the records search although “five cultural investigations have been documented within on half-mile radius of the project. No cultural resources have been recorded within one half-mile of the project area.” (Pigniolo, 2016)

Impact Analysis: Less than significant with mitigation

Based on the cultural resources survey for this site, no cultural resources are known occur on site or within one half-mile of the project site. However, in the unlikely event that subsurface cultural resources are encountered, construction shall be halted until an onsite inspection is performed by a qualified archaeologist. The archaeologist shall assess the find, determine its significance and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act (CEQA).

MM 7

As a condition of approval for the grading permit, the developer shall have on call a qualified archaeologist to assess any archaeological finds, determine significance and make recommendation for mitigation actions that within the guidelines of CEQA before further activities that could impact the resource resume.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion:

The project is not located within a specific plan area where other records searches for paleontological resources have been evaluated. However the geology of the site is on Tujunga sandy loam. The archaeology study for the project reports that “the project area is underlain by alluvium derived from the Transverse Range to the north This alluvium is Quaternary to Holocene in age” (Pigniolo, 2016). That means deposits could have been laid down between 2.6 million to 11.7 thousand years.

The General Plan FEIS Mitigation and Monitoring Report (MMRP) requires that where the presence of paleontological resources are unknown and the geologic mapping unit is (Qof) Older fan deposits, that a paleontologist conduct a field survey and prepare a report to establish the need for monitoring (City of Rialto, 2010).

Impact Analysis: Less than significant with mitigation

The San Bernardino County geology map shows the project site located on (Qs) Wind-blown sand and or (Qyf) Younger fan deposits (CDC, 1983) so no survey is required. In the unlikely event that paleontological resources are discovered during construction of the project, activities in the immediate area of finds shall be halted until an onsite inspection is performed by a qualified paleontologist. The paleontologist shall assess the find, determine its significance and make recommendations for appropriate mitigation measures within the guidelines of the California Environmental Quality Act (CEQA).

MM 8

As a condition of approval for the grading permit, the developer shall have on call a qualified paleontologist to assess any paleontological finds, determine significance and make recommendation for mitigation actions that within the guidelines of CEQA before further activities that could impact the resource resume.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion:

The potential to disturb human remains, including those interred outside of formal cemeteries, is low considering the existing disturbance by other historic era disturbances such as bulldozing and residential development. There is no evidence of human burial as determined by the archeology survey so no impacts to human remains are anticipated (Pigniolo, 2016).

Impact Analysis: Less than significant

The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on-site, that no further disturbance shall occur until the County coroner has made a determination of origin and disposition pursuant to Public Resources code Section 5097.98. As adherence to State regulations is required for all development, no mitigation is required in the unlikely event human remains are discovered on-site; therefore impacts would be less-than-significant.

6) GEOLOGY AND SOILS.

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Impact Analysis:

- 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 (California Geological Survey, 2007).

Discussion and Impact Analysis: No impact

The site is not located on an earthquake fault zone as identified by the Division of Mines and Geology, currently known as the California Geological Survey (CGS) (Cal-EMA, 1994-2009). The nearest fault zone is north in the Lytle Creek area; therefore, there is no impact.

The project site is not in a fault zone.

- ii) Strong seismic ground shaking?

Discussion:

The project site is located in the highly seismic Southern California region within the influence of several fault systems that are considered to be active or potentially active. "Historically, Rialto has experienced moderate to strong ground shaking associated with such events.." of magnitudes as high as 6.7. Some of these earthquakes were associated with the San Jacinto, San Andreas, and Cucamonga faults. (City of Rialto, 2010)

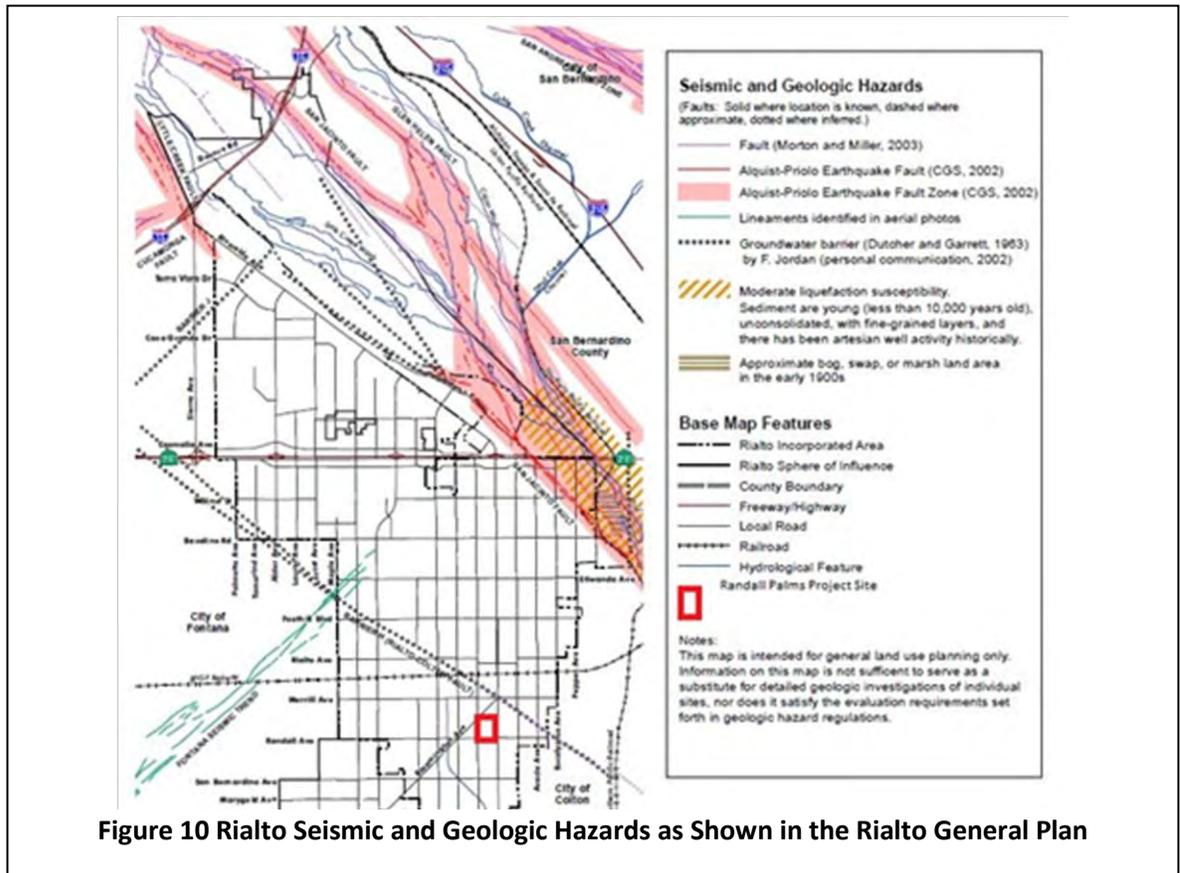


Figure 10 Rialto Seismic and Geologic Hazards as Shown in the Rialto General Plan

The project site is in a location that receives “strong” ground shaking (Cal-EMA, 1994-2009). As a condition of approval, the project will incorporate recommendations from the design engineer and geotechnical report to accommodate a worst-case-scenario seismic event according to California Building code (CBC) safety requirements.

Impact Analysis: Less than significant with mitigation

Design features in this construction will be incorporated to accommodate a worst-case-scenario seismic event based on information from the geotechnical report that is required by the General Plan FEIS Mitigation Monitoring and Reporting Plan (MMRP) (City of Rialto, 2010) Therefore, potential impacts will be reduced to a level less than significant.

MM 9

As a condition of approval for the grading permit the project design will incorporate seismic mitigation measures recommended by the geotechnical study and the design engineer.

iii) Seismic-related ground failure, including liquefaction?

Discussion:

The site is not located on a liquefaction hazard zone and not subject to liquefaction impacts according to the California Department of Conservation Regulatory Maps (CDC, 2015). And, NRCS soil data reports show that the soil is high in sand and low in silt and clay (NRCS, 2012). The soil is at least 80 inches deep to a water limiting layer. The drainage class is “somewhat excessively drained and the water table is greater than 80 inches.

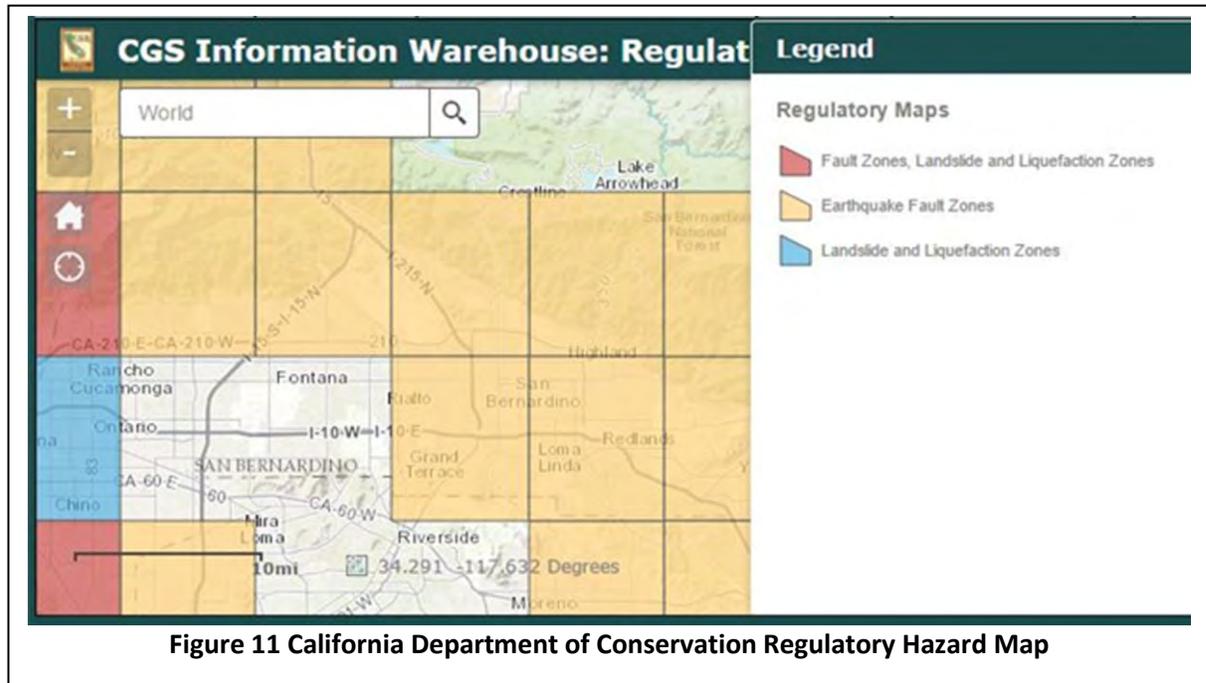


Figure 11 California Department of Conservation Regulatory Hazard Map

Liquefaction is a condition that requires the soil to be super saturated in a situation of strong ground shaking, like an earthquake. Sandy soils with a high water table or in flood zones with a water limiting layer near the surface are more likely to be subject to liquefaction during earthquakes (See APPENDIX 1 RANDALL PALMS PROJECT SPECIFIC MAPS AND DATA; NRCS Custom Soil Report)

The Tujunga gravelly loamy sand, is deep greater than 80 inches from a water table and far from potential flooding so conditions that could create liquefaction in an earthquake are unlikely. However, a geotechnical report that is required by the General Plan FEIS MMRP and it will assess the actual potential based on site conditions (City of Rialto, 2010)

Impact Analysis: Less than significant with mitigation

These soils are not subject to liquefaction; therefore, therefore potential impacts are unlikely. (APPENDIX 1). However, the project will be require to follow the recommendations from the geotechnical report that is required by the General Plan FEIS Mitigation Monitoring and Reporting Plan (MMRP) (City of Rialto, 2010). Impacts will be reduced to a level that is less-than-significant by implementing MM 9MM 9.

iv) Landslides?

Discussion and Impact Analysis: No Impact

The soil slope classification for the project site and surrounding community is less than 9 %. The surface on the site is very gently sloped, approximately 3%. Without significant differences in elevation there is no potential for landslides. The project site is not in a landslide zone as mapped by the CDC Regulatory Hazard Map (CDC, 2015); therefore, there is no potential impact.

b) Result in substantial soil erosion or the loss of topsoil?

Discussion:

“The City of Rialto has a history of extensive windstorms, often related to Santa Ana winds that push through the Cajon Pass... Wind events constitute one of the most frequent major hazards in the City.” Fugitive dust from these winds are part of the contributing factor for the non-attainment status of air quality standards for particulate matter less than 2.5 microns in diameter (PM_{2.5}) and less than 10 microns in diameter (PM₁₀) (CARB, 2016) within the South Coast Air Basin.

The high sand content and low clay content of the soil also contribute to water-borne erodibility since the soil has a low cohesive potential. Soils that are not protected from surface water flow may contribute surface water runoff to the storm drain system. Development projects subject to National Pollutant Discharge Elimination System (NPDES) regulations to prevent sedimentation and water pollution (EPA, 2016).

Impact Analysis: Less than significant with mitigation

The project will incorporate standard Best Management Practices (BMPs) as part of NPDES permit compliance Erosion Control Plan (ECP). During construction implementation of BMPs will prevent fugitive dust, erosion and sedimentation from non-stormwater runoff. After construction is completed, the design features of the Water Quality Management Plan (WQMP) will prevent erosion by capturing surface runoff and diverting it to infiltration basins and overflow to the storm drain system.

An Erosion Control Plan (ECP) will prevent erosion during construction by including standard best management practices (BMPs) (CASQA, 2003). The General Plan FEIR requires the following mitigations to reduce potential impacts from wind-borne erosion (City of Rialto, 2010). With standard BMPs in place and the following mitigation measures, impacts to loss of topsoil and erosion will be reduced to a level that is less than significant.

MM 10

“In coordination with the City Engineer, the proponent of any development project shall be required to apply water active construction areas to reduce emissions of particulate matter at a minimum of three times per day. An active construction area is defined as any previously graded area on which activity has occurred within the ten days. Scheduling of water application shall be included in a project’s erosion control plan (if applicable).”

MM 11

“In coordination with the City Engineer, the proponent of any development project shall be required to apply non-toxic soil stabilizers according to manufacturer’s specifications for any inactive construction area to reduce emissions of particulate matter. An inactive construction area is defined as any previously graded area for which activity has not occurred for ten or more days. Phasing of soil stabilization application shall be included in a project’s erosion control plan (if applicable).”

- 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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Discussion:

The project site is located on a geologic unit that is subject to strong shaking in an earthquake zone although as explained in item a) iii above, the site is not subject to liquefaction or landslide. The flat topography and deep ground water table also contribute to its lack of susceptibility to subsidence, collapse or lateral spreading. Still the area is subject to strong shaking that could cause soil movement that contributes to lack of stability.

Impact Analysis: Less than significant with mitigation

The General Plan Final FEIR MMRP requires a geotechnical report to assess all new developments to ensure that geologic hazards are reduced to a level that is less than significant (City of Rialto, 2010).

As a condition of approval, the project will incorporate all design requirements recommended by the geotechnical report under MM 9 to ensure that geologic hazards are reduced to a level that is less than significant.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (UBC) (1994), creating substantial risks to life or property?

Discussion and Impact Analysis: No Impact

The soils on the project site are classified as Tujunga gravelly loamy sand. Soils of this type have very little clay, zero to 3 or 5 percent with linear extensibility of 0 to 1.5 or 2.9 percent. The property that allows soil to be expansive is due to the clay mineral lattice ability to absorb water and thereby increase its volume. Soils that are classified as sands, regardless of the modifying adjective have too little clay to meet the UBC definition of expansive; therefore, there is no risk to life or property due to expansive soil (NRCS, 2012).

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Discussion and Impact Analysis: No Impact

The site will use City sewer systems. Impact to septic from soil limitations do not apply, since the project will use City sewer systems; therefore, there is no impact.

7) GREENHOUSE GAS EMISSIONS.

Would the project:

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

Impact Analysis:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion:

The City of Rialto participates in the San Bernardino Regional Greenhouse Inventory and Reduction Plan which is part of a Green House Gas (GHG) Climate Action Plan (OPR, 2012) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). (City of Rialto, 2010). General Plan Goal 2-38 “Mitigate against climate change”. Policy 2-38.4 2-39.1.

“The potential for significant impacts to global climate for the project were therefore evaluated on the basis of the project’s consistency with the goals of AB 32 to reduce GHG emissions to 1990 levels by 2020, and to implement those programs that will be required under AB 32 that are applicable to the Randall Avenue Apartments Project.” (Thompson, 2016)

On December 5, 2008 the SCAQMD Governing Board adopted the staff proposal for an interim GHG significance threshold for projects where the SCAQMD is lead agency. SCAQMD proposed a tiered approach, whereby the level of detail and refinement needed to determine significance increases with a project’s total GHG emissions. On September 28, 2010, the SCAQMD recommended a threshold of 3,000 metric tons of CO₂e as a Tier 3 threshold for all residential and commercial land uses (SCQAMD, 2010).

Impact Analysis: Less than significant

Based on the results of the CalEEMod Model, the project would generate a total of 354 metric tons of CO₂e emissions during construction. The SCAQMD recommends amortizing construction emissions over a period of 30 years to estimate the contribution of construction emissions to operational emissions over the project lifetime. Amortized over 30 years, the construction of the Project will generate 12 metric tons of CO₂e on an annualized basis.

Based on the results of the CalEEMod Model, the project would generate a total of 833 metric tons of CO₂e emissions for operations. Adding the amortized construction emissions results in an estimate of 845 metric tons of CO₂e emissions. This level is below the SCAQMD’s Tier 3 threshold of 3,000 metric tons of CO₂e emissions for residential and commercial land uses. The project’s GHG emissions would therefore be less than significant. Table 5 presents a summary of GHG emissions for the project.

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Annual construction-related emissions amortized over 30 years	12	0.0025	0.0000	12

Area	1	0.0012	0.0000	1
Energy	129	0.0046	0.0017	130
Mobile Sources	656	0.0257	0.0000	657
Waste	6	0.3753	0.0000	14
Water Usage	27	0.1455	0.0036	31
Total CO2e (All Sources)	845			

To further reduce GHG emissions in compliance with Executive Order S-3-05, even though mitigation is not required for this project, the following measures from the General Plan FEIS are recommended to:

- Reduce air pollutant and GHG emissions
 - Promote sustainability through conservation of energy and other natural resources
 - Ensure that the project energy efficiencies exceed California Building Code Title 24, Part 6 Energy Efficiency Standards.
1. New residential development in excess of 10 acres in size shall be capable of meeting the certification requirements of the LEED for Neighborhood Development Rating System, once it has been adopted by the U.S. Green Building Council. However, no formal certification shall be required, and the City Manager or his/her designee shall make the determination that the potential for certification has been achieved. All credits used to demonstrate capability to meet the LEED ND certification must directly or indirectly result in a reduction in GHG emissions.
 2. The City shall require that the design or purchase of any new streetlights and water and wastewater pumps and treatment systems achieve a 10 percent reduction beyond an estimated baseline energy use for this infrastructure. All new traffic lights installed within Rialto shall use LED technology.
 3. The City shall require all new development or major rehabilitation (additions of 25,000 square feet of office/retail commercial or 100,000 square feet of industrial floor area) projects to recycle and/or salvage at least 50 percent of nonhazardous construction and demolition debris. To implement this requirement, a construction waste management plan identifying materials to be diverted from disposal and whether the materials will be stored on-site or commingled shall be developed and implemented by the applicant for said development or rehabilitation. Excavated soil and land-clearing debris do not contribute to this credit. Calculation can be done by weight or volume but must be consistent throughout.
 4. The City shall require all new development and major rehabilitation (additions of 25,000 square feet of office/retail commercial or 100,000 square feet of industrial floor area) projects to incorporate any combination of the following strategies to reduce heat gain for 50 percent of the non-roof impervious site landscape (including roads, sidewalks, courtyards, parking lots, and driveways):
 - a. Shaded (Within 5 years of occupancy)
 - b. Paving materials with a Solar Reflective Index (SRI) of at least 29
 - c. Open grid pavement system (pavement that is less than 50% impervious and contains vegetation in the open cells)
 - d. Parking spaces under cover (defined as underground, under deck, under roof, or under building.) Any roof used to shade or cover parking must have an SRI of at least 29.

5. The City shall require all new development and major rehabilitation (additions of 25,000 square feet of office/retail commercial or 100,000 square feet of industrial floor area) projects incorporate “green building” points in construction plans prior to issuing a permit to build. Such points may be achieved through checklists identified by New Home Construction Green Building Guidelines available at www.builditgreen.org, or through a similar list that distinguishes specific measures targeting efficiencies in energy, resource use, or other measures that would also directly or indirectly result in GHG emission reductions. Specific efficiencies that would reduce GHG emissions shall be implemented where feasible for all project areas including site design, landscaping, foundation, structural frame and building envelope, exterior finishing, plumbing, appliance use, insulation, heating, venting and air conditioning, building performance, use of renewable energy, finishes, and flooring.
(City of Rialto, 2010)

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion:

In the process of developing the City’s Climate Action Plan (CAP) it has included the GHG reduction measures cited above in item 7) a) as well as other measures. The “numerical screening threshold” of 3,000 metric tons of CO₂e to evaluate significance in question 7(a) that was recommended by SCAQMD is remain consistent with SB375 GHG reduction targets for 2020 and 2035.

Impact Analysis: No Impact.

By applying the reduction measures cited in the General Plan FEIS MMRP complements the development of the City’s CAP and has no negative impact on plans, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases

8) HAZARDS AND HAZARDOUS MATERIALS.

<i>Would the project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Impact Analysis:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Discussion:

Since the project is a residential land use, transport and use or disposal of hazardous materials is regulated by the City of Rialto under General Plan Policy 5-5.2. Two homes will be demolished in order to prepare the project site for development. There are other materials and storage containers on site that will be removed. Consequently hazardous wastes from those activities will be transported and disposed and some potential exist to create hazards that could impact the public through routine transport or disposal of hazardous materials.

Impact Analysis: Less than significant with mitigation

The General Plan FEIS MMRP requires that, “Applications for new development or redevelopment projects that require discretionary approval by the City shall include the results of a Phase I Environmental Site Assessment, prepared in accordance with the latest ASTM protocol for such assessments. If the Phase I ESA indicates there is some evidence of site contamination that could require cleanup to avoid danger to people or damage to the environment, a Phase II level review shall be completed to fully characterize the nature and extent of such contamination, and the scope of required clean up procedures. The results of the Phase II assessment shall be considered as part of the CEQA compliance process, prior to any action on the project.” (City of Rialto, 2010)

General contractors are subject to the requirements listed in the Compliance Checklist for Complying with the Hazardous Waste Source Reduction Management Review Act (Hazardous Waste Act) of 1989 (DTSC, 2010). While the developer is not subject to this law, this project will be managed to ensure that contractors hired for demolition, grading and construction are up to date and in compliance with the Hazardous Waste Act. Furthermore, the developer will ensure that on-site project managers will be trained in the recognition and treatment for on-site hazardous waste incidents and are current with Hazwoper training (OSHA, 2015).

Volatile chemicals and other hazardous materials will be used during the construction of the project. Once the project is completed, certain chemicals will be used and stored on site for common area

maintenance for weed and pest control, fertilization, pool and hot tub chemicals, fuel for landscape maintenance and there is a potential for used oil storage by residents.

The threshold for requiring a permit are chemicals purchased in 55-gallon barrels. No uses at this site will require such large quantities of chemicals but a management plan and HOA-staged recycling and hazardous waste disposal events can reduce the incremental contribution from this housing tract when combined with other residential programs across the state that assist the state in meeting hazardous waste source reduction goals.

Impact Analysis: Less than significant with mitigation

The General Plan DEIR Volume 1 includes policies to reduce impacts associated with the use, transportation, and disposal of hazardous materials and wastes. Policies applicable to this project are:

Policy 5-4.3 Specified hazardous materials and wastes shall be transported on routes that can safely accommodate additional truck traffic, do not pass through residential areas, and use interstate or state divided highways as major routes.

Policy 5-5.1 Prohibit unauthorized disposal of household hazardous waste in the Mid-Valley County Landfill.

Policy 5-5.2 Encourage and promote practices that will, in order of priority: 1) reduce the use of hazardous materials and the generation of hazardous waste at their source; 2) recycle the remaining hazardous wastes for reuse; and 3) treat those wastes which cannot be reduced at the source or recycled. Only non-hazardous residuals from waste recycling and treatment shall be land disposed.

Policy 5-6.1 Develop an education program for hazardous waste generators, this program shall include information on proper labeling, placarding, and manifesting requirements.
(City of Rialto, 2010)

Compliance with City regulations on residential waste disposal, developing HOA standards, and ensuring contractor compliance with the Department of Toxic Substances Control (DTSC) regulations will reduce the potential for a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials (DTSC, 2010) to a level that is less than significant with the following mitigation measures.

MM 12

Ensure that contractors hired for demolition, grading and construction are up to date and in compliance with the Hazardous Waste Act. Furthermore, the developer will ensure that on-site project managers will be trained in the recognition and treatment for on-site hazardous waste incidents and are current with Hazwoper training (OSHA, 2015).

MM 13

Include a plan on erosion control design sheets and BMPs for safe storage, reduction and recycling of hazardous materials during construction. Include plans for storage of construction site chemicals and hazardous materials in the Water Quality Management Plan (WQMP). Include BMPs in the Stormwater Pollution Prevention Plan (SWPPP) for spill/leak management, spill clean-up kits on-site.

MM 14

Provide a Condition of Approval (COA) for the Homeowner's Association (HOA) to include education that encourages participation and compliance with the City of Rialto's waste management and recycling program in the bylaws.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? – Less than Significant.

Discussion:

Hazardous material upset and accident condition that pose a potential release into the environment related to this project include demolition activities involving removal of asbestos and lead. During the construction phase there is some potential for volatile materials to spill such as paint, oil or fuel.

Impact Analysis: less than significant with mitigation

The project requires a SWPPP with BMPs that will create the conditions to avoid accidents and a mitigation protocol to follow when accidents occur. All contractors will carry spill kits with their vehicle during grading and construction and follow construction BMPs specified by the SWPPP. Impacts to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment will therefore be reduced to a level that is less than significant.

MM 15

The developer will ensure that on-site project managers will be trained in the recognition and treatment for on-site hazardous waste incidents and are current with Hazwoper training and monitor to ensure proper implementation of SWPPP BMPs and appropriate response in the event of a hazardous waste incident (OSHA, 2015).

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Discussion:

The project will have some emissions during construction that were determined less-than-significant in the Air Quality analysis (See item 3(d)). As discussed in Section 3.0, air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Residential land uses are also considered sensitive receptors.

The project is located directly across Randall Avenue from Milor High School. The portion of the school property that is nearest to the project is occupied by the school parking lot, where students would not be present for a substantial amount of time during the day. The project's nearest point to a school building is approximately 100 meters (300 feet) away.

Impact Analysis: Less than significant

During construction, diesel equipment operating at the site may generate some toxic air contaminant (TAC) emissions. These emissions would be short-term and temporary and would not result in exposure of sensitive receptors to substantial pollutant concentrations. The residential use proposed for the project would not be sources of TACs. The project's impacts would therefore be less than significant.

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?

Discussion and Impact Analysis: No Impact:

There three DTSC Hazardous Waste Sites and Facilities in the City of Rialto and eight Environmental Protection Agency (EPA) Superfund Sites, 11 State Water Resources Control Board (SWRCB) clean up sites and several leaking underground storage tanks (City of Rialto, 2010). None are close to the project site.

The project site is not located on a site that is on a list of hazardous materials therefore there would be no hazards to the public or the environment from a listed site as a result of the project development.

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? – No Impact.

Discussion and Impact Analysis: No Impact

The site is not within an airport land use plan or within two miles of a public airport or public use airport therefore there is no impact.

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? - No Impact.

Discussion and Impact Analysis: No Impact

The site is not within an airport land use plan or within two miles of a public airport or public use airport therefore there is no impact.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion:

The City of Rialto has a roadway network that provides emergency access and evacuation routes to and from existing development. The proposed project will be located on a site that will have access to this road network. The project will take access Randall Avenue.

A focused traffic study was conducted for the Randall Palms development that “addresses potential operational impacts that could result from the addition of the project traffic to the local circulation

system. Although the project does not meet the City's 50 peak-hour trip threshold at intersections requiring analysis, the study area is focused on the intersections and project driveway in the immediate vicinity along Randall Avenue.

The study includes intersection delay analysis and a traffic signal warrant analysis to determine if there is a potential need to install a traffic signal at an unsignalized intersection.

Impact Analysis: Less than significant

All intersections, including the project driveway, are expected to operate at an acceptable level of service or better where a significant number of vehicles are stopping with some backup and light congestion. with the addition of the project traffic. The increase in delay does not exceed the significance thresholds. The project will be required to comply with all City codes, including local fire ordinances. As a result, no additional intersection improvements are required and/or recommended and impacts evacuation and/or emergency response due to the increased traffic from the development will be less than significant

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?

Discussion and Impact Analysis: No Impact

The project site is not located in or near a wildland fire hazard severity zone. Lytle Creek open space area is the only area in Rialto mapped as a Very High Fire Hazard Severity Zone (CalFire, 2008). The project development will have no impact on people or structures because it is not in proximity to a wildland/urban interface.

9) HYDROLOGY AND WATER QUALITY.

<i>Would the project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 which would result in a substantial erosion or siltation on- or off-site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 which 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"/>

Impact Analysis:

a) Violate any water quality standards or waste discharge requirements?

Discussion:

Projects that impact 1 acre or more require a National Pollution Discharge Elimination System (NPDES) Permit and a Notice of Intent (NOI). Under the NPDES permit a Stormwater Pollution Prevention Plan (SWPPP) is a permit compliance plan for the construction activities and a Stormwater Quality Management Plan (SWQMP) is for post-construction operational management of stormwater runoff. The SWPPP and SWQMP will identify Best Management Practices (BMPs) to be implemented during the construction and operation of the project that will prevent or mitigate any polluted storm water and satisfy waste discharge requirements under the Clean Water Act and.

Under the City’s NPDES permit, residential subdivisions of 10 or more units are required to prepare a Stormwater Quality Management Plan (SWQMP) as a condition of approval for the grading or building permit. The SWQMP will establish Best Management Practices (BMPs) for the project that:

- consider all available structural and non-structural BMP options and design a plan that addresses runoff based on land use, size, and the formation of a home/property owners association (HOA).
- Identifies responsible parties for long-term maintenance and inspection of the adopted BMPs.
- Is approved by the City’s engineer for the enforceability of those BMPs. (City of Rialto, 2010, pp. DEIR Vol 1, Chap 4.8 EIS - Hydrology and Water Quality)

The General Plan Chapter 8 Implementation Plan Measure 8.17 requires as a condition of approval, that the SWPPP and SWQMP satisfy the following NPDES objectives:

- Use of structural and non-structural Best Management Practices (BMPs) to mitigate projected increases in pollutant loads and flows.
- Minimize pollutant loading flow velocity during and after construction.
- Minimize amounts of impervious surfaces and directly connected impervious surfaces.
- Maximize on-site infiltration and runoff, and temporary on-site retention areas.
- Limit disturbance of natural water bodies and natural drainage systems.

- Employ pollution prevention methods, source controls, and treatment using small collection strategies located at, or as close as possible to , the source.

(City of Rialto, 2010)

Impact Analysis: Less than significant with mitigation

The SWPPP and SWQMP are documents that are required as a condition of approval for the grading plan and building permit. They contain detailed mitigation measures that are engineered and designed to reduce potentially significant impacts to a level less than significant with mitigation.

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 which would not support existing land uses or planned uses for which permits have been granted)?

Discussion and Impact Analysis: Less than significant

This project has no direct impact on groundwater supply as it receives water from the municipal water supply. Rialto's Urban Water Management Plan states that "The City will continue to rely on groundwater as its primary source of supply augmented with the surface supplies and the San Bernardino Valley Municipal Water District (SBVMWD) supplies. Moreover, since the City will continue to have access to imported water, the City's decision will also add to its supply reliability over the next 25 years" (SA Associates, Consulting Engineers, 2011). Thus the incremental planned growth that this project contributes to is accounted for in formal water supply management plans so that direct and indirect impacts from the project on ground water will remain less than significant.

c & d) 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 which would result in a substantial erosion or siltation on- or off-site. d) or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Discussion:

The project will increase impermeable surface area over the existing condition of the project which is mostly grassland. In order to avoid substantial erosion, siltation and on or off-site flooding the Qualified Stormwater Developer (QSD) engineer calculates the existing and post project permeability and stormwater runoff volume. The drainage system is then designed to meet specifications to manage stormwater volume and pollutant load to a level that prevents on-site or off-site flooding. The Erosion Control Plan (ECP) and SWPPP BMPs will be designed to prevent non-storm and stormwater runoff from carrying soil from the construction site into the stormdrain system. The QSD also designs the SWQMP with infiltration systems and stormwater catchment filters that remove pollutants and siltation before it enters the stormdrain system as part of the BMPs in the SWQMP (CASQA, 2003).

Potential flooding, erosion and siltation from non-storm and stormwater sources during the project construction phase will be managed through implementation of the SWPPP BMPs (See item 9 a) as a condition of the City's Grading Permit and the ECP. The effectiveness of BMPs are monitored and enforced by the Santa Ana Regional Water Quality Control Board (SARWQCB). The developer is the responsible party (SWRCB, 2016).

Potential flooding, erosion and siltation from non-storm and stormwater post-construction sources are managed through the project design features of the SWQMP but they will be monitored and maintained by the Home Owner's Association (HOA) as the responsible party in perpetuity. The specific terms of maintenance and responsibility are written into the HOA's Covenants, Conditions and Restrictions (CCRs) as a condition of approval for the project.

Based on historical aerial photos and a field survey by archeologist and biologist Andrew Pigniolo conducted on April 15, 2016, there are no state or federal jurisdictional water features on the project site. There is a culvert stormdrain, not connected to a ditch, that receives street runoff into the storm drain system.

Impacts Analysis: Less than significant with mitigation

Although there are no jurisdictional water features on site or local drainages, increases in impermeable surfaces will significantly alter the existing drainage patterns with potential to introduce flooding, substantial erosion and siltation on or off-site. An approved Erosion Control Plan, SWPPP and SWQMP are conditions of approval for the project grading permit. The SWQMP also includes CCR responsibilities for the HOA for post-project stormwater management. These plans implement BMPs which are specific mitigation measures that will be engineered to offset impacts from the construction phase and post-construction phase due to impermeable surfaces and reduce impacts to less than significant with the proposed mitigations.

MM 16

Have a QSD prepare a SWPPP with BMPs that mitigate potential erosion and siltation from construction activities to a level that is less than significant.

MM 17

Have a QSD prepare a SWQMP with BMPs that mitigate potential erosion and siltation from construction activities to a level that is less than significant.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Discussion:

As described in 9 a) c) & d) and restated here, the SWPPP mitigation measures will prevent construction-related stormwater drainage capacity from being exceeded and prevent substantial additional sources of polluted runoff. The SWQMP calculates the capacity volume for the infiltration basins to accommodate runoff generated from new impervious surfaces that reduce additional sources of polluted runoff. Additional SWQMP BMPs for permanent and operational source controls will implement mitigation measures that minimize pollutants entering the municipal stormwater system to the "maximum extent practicable" (CASQA, 2003).

Impact Analysis: Less than significant with mitigation

Additional sources of polluted runoff and stormdrain capacity exceedance are controlled during the construction phase through SWPPP and ECP BMPs and post-construction through the SWQMP BMPs. Incremental impacts from development are managed through the development impact fee which

provides funding for expansion, maintenance and capital improvements to the stormwater system as planned for in the General Plan (City of Rialto, 2010, pp. Chapter 2 - Executive Summary Hydrology & Water Quality 4.8.E). Therefore the impact to water drainage system capacity and impacts from additional sources of polluted runoff will be reduced to a level that is less than significant and to the maximum extent practicable with the implementation of mitigation measures MM 16 and MM 17, the development of the SWPPP and SWQMP.

f) Otherwise substantially degrade water quality?

Discussion and Impact Analysis: Less than significant with mitigation

This residential project would not introduce sources of impacts to water quality that are not already considered in Mitigations supplied by the ECP, SWPPP and SWQMP in item 9 a) b) c) d) and e. These plans will include prevention and filtration BMPs for pollutants for hazardous waste sources from construction such as oil and fuel from construction equipment and construction supplies such as volatile chemicals and coatings and post-project household chemicals and automotive discharges. Implementation of Mitigation Measures MM 16 and MM 17.

g & h) 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? Or h) impede or redirect flood flows in a 100-year flood hazard area?

Discussion and Impact Analysis: No Impact

The site is not within a 100-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA). It is mapped as "Zone X - other areas outside the 0.2 % annual flood zone." And it is not near any 100-year annual flood zone or stream course. Therefore there would be no direct or indirect impacts to safety or impediment or redirection of flood flows from placing housing in a 100-year annual flood zone.

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?

Discussion and Impact Analysis: No Impact

The project site is not near any body of water, levee or dams and failures of such within the region would have no capacity to reach the project site; therefore, there would be no impact.

j) Inundation by seiche, tsunami, or mudflow?

Discussion and Impact Analysis: No Impact

No large bodies of water, dams, levees, volcanoes or steep slopes exist at or near the project site: therefore, there is no capacity to cause inundation as a result of seiche, tsunami or mudflow and no impacts.

10) LAND USE/PLANNING.

Would the project:

	Less than Significant		
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact

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

Impact Analysis:

a) Physically divide an established community?

Discussion and Impact Analysis: No Impact

The project site is located among other single and multi-family residences. It will be incorporated into the community and is designed to fit within the cluster of higher density residential to the east. By this means it connects the community. There are no impacts to the established community.

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? – Less than Significant.

Discussion:

The project is in compliance with all land use plans except for the General Plan zoning ordinance. For that, the City is preparing General Plan Amendment No. 15-05 and Zone Change No. 334. The project’s existing zoning is R-6 under the 2010 General Plan and will be converted to R-21 under the Zoning Change No. 334 to accommodate the 68 units on 4.7 acres, 14.5 dwelling units per acre. The R-6 zone only allows for 2.1 to 6 dwelling units per acre or low-density residential development in suburban-style subdivisions, “but may also include attached residential units with private and shared open space areas.” (City of Rialto, 2010)

Zoning Change No. 334 should amend the General Plan at the location of this site to R21, consistent with the current zoning of the adjacent parcel to the east. “R21 allows for residential development at higher densities, with locations typically located along major streets and near major activity centers. Development approaches may include low-scale attached units with private and/or shared open space and groups of attached housing with larger common open space areas. Common usable open space and other recreation amenities are provided.” (City of Rialto, 2010)

Impact Analysis: Less than significant with mitigation

These changes resolve disparity with the existing plan and meets the goals for the community to cluster higher density areas together (City of Rialto, 2010). “The General Plan does not propose policies or implementation actions that promote development in areas that currently are not designated for some form of development under the existing General Plan. The General Plan does not include provisions for the expansion of infrastructure to areas that are currently not developed. Therefore, the General Plan is not structured to induce population growth that would not otherwise occur in Rialto.” (City of Rialto, 2010, p. V1 DEIS 4.12.3)

The site does not have jurisdictional wetlands or waters, is not within the coastal zone and not a part of open space preserves. Therefore there are no significant impacts to land use plans or designations of other jurisdiction agencies.

MM 18

Complete the general plan amendment and zoning change.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact.

Discussion:

Efforts to develop a comprehensive HCP for the Colton/Rialto area have failed and the USFWS has instead pursued HCPs for individual projects (USFWS, 2008). The City is working with the U.S. Fish and Wildlife Service to adopt a HCP for local habitat that could support the federally endangered Delhi Sands Flower-Loving Fly (City of Rialto, 2010). In the event that new developments result in an unforeseen HCP, it would be in a location where there is at the very least contiguous suitable habitat. In any case there are no adopted HCPs, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plan that this project site would impact.

Impact Analysis: No Impact

There are no planned or adopted individual HCPs or regional HCPs that could be affected by the Randall Palms development. Of the species for which conservation has been proposed within the City of Rialto and adjacent unincorporated areas, San Bernardino kangaroo rat Santa Ana River woollystar and Delhi sands flower loving fly, each require a specialized habitat and have no potential to occur the grass/pasture habitat that remains on the project site (See item 4 Biological Resources).

11) MINERAL RESOURCES.

<i>Would the project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Result in the loss of availability 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"/>

Impact Analysis:

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?

Discussion and Impact Analysis: Less than significant

The General Plan is designed to promote a residential community supported by an industrial/commercial base. The General Plan does not support further or future development of

aggregate or other mining facilities within the City of Rialto. Any protection of mineral resources within the City of Rialto is not consistent with the vision of the General Plan FEIR. A Statement of Overriding Considerations was adopted by the City Council in regards to mineral resources (City of Rialto, 2010). Therefore, impacts to mineral resources within the City are less-than-significant.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? – No Impact.

Discussion and Impact Analysis: No Impact

The only land use plans for the site are the General Plan zoning which designates it for residential development. “The Surface Mining and Reclamation Act (SMARA) establishes Mineral Resource Zones defining the known or potential existence of important mineral resources. The General Plan FEIR recognizes the existence of land mapped by the State as containing potentially important mineral resources, in the form of aggregate materials, in some parts of the Lytle Creek and Santa Ana River wash areas.

The City has determined that expansion of surface mining activities in these areas would not be compatible with land use policies for these areas and thus preservation of these lands for mineral resource extraction is not proposed. This does not represent a conflict with the SMARA, which requires a lead agency to consider, but not necessarily to preserve, potential mineral deposits (City of Rialto, 2010). The development would have no impact on areas designated as mineral resource recovery sites.

12) NOISE.

Would the project result in:

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

Impact Analysis:

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?

Discussion:

According to Table 4.11-3 of the General Plan FEIR, the maximum allowable exterior noise level within a new residential development is 65 CNEL (Community Noise Equivalent Level), and the maximum allowable interior noise level within a new residential development is 45 CNEL (City of Rialto, 2010).

The primary noise source in the vicinity of the project site is traffic noise from West Randall Avenue, with some noise contribution from South Riverside Avenue. The noise portion of the City of Rialto General Plan states that noise exposure to residential properties up to 60 CNEL is considered normally acceptable, with noise levels up to 65 CNEL considered acceptable under the condition that a detailed noise study is performed to determine appropriate noise reduction requirements. As designed, future noise levels at common outdoor use areas are anticipated to be less than 60 CNEL without the incorporation of mitigation. (Eilar Associates, 2016). (See APPENDIX 5 ACOUSTICAL ANALYSIS)

Impact Analysis: Less than significant with mitigation

The primary noise source in the vicinity of the project site is traffic from West Randall Avenue with some minor traffic noise contribution from South Riverside Avenue. Future noise modeled for this location showed that noise levels will increase slightly from current values and range from approximately 35 CNEL at a south-facing façade near the center of the project site to approximately 61 CNDL at the north-facing façade of the building at the northwest corner of the project site. Contours will remain roughly parallel to West Randall Avenue.

The City of Rialto and the State of California require interior noise levels not exceeding 45 CNEL in residential habitable space. Contemporary exterior building construction is expected to achieve at least 15 decibels of exterior-to-interior noise attenuation with windows opened (Eilar Associates, 2016). To achieve an interior noise attenuation of 45, the following mitigation is required.

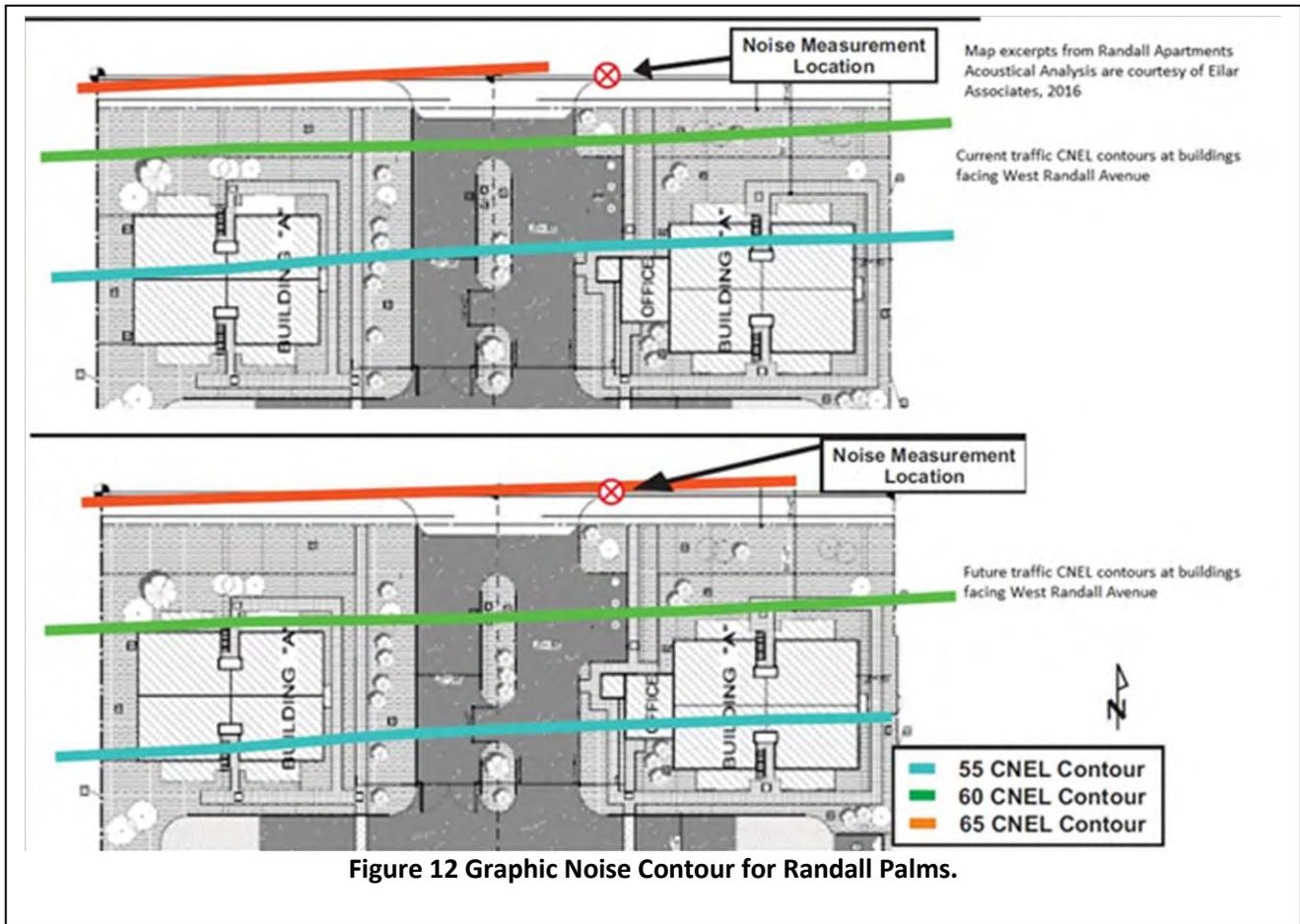


Figure 12 Graphic Noise Contour for Randall Palms.

MM 19

Mitigation to achieve 45 CNEL or better in interior spaces includes fresh air ventilation and enhanced glazing.

MM 20

To demonstrate that the interior noise levels meet noise standard of the City of Rialto and State of California, the developer shall have an exterior-to-interior noise analysis performed by an acoustical consultant for the building located at the northwest corner of the property when the building plans are available as a condition of approval for building permits.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion:

Earthmoving equipment generates the highest noise levels during the site preparation phase, which includes the excavation and grading. Examples of groundborne noise and vibration that could exceed standards could be pile drivers, jackhammers or “stompers”. These noise sources are “recurring impulsive noise”. They have short duration but occur repeatedly or in a cyclical manner.

Construction for this project will not generate vibrations strong enough to cause structural damage to nearby structures. Vibration from truck traffic to and from the construction site creates more

vibration than cars but, “Caltrans’ truck traffic vibration data suggests that at distances greater than 130 feet from the road, the vibration levels are below the threshold of perception” (City of Rialto, 2010).

Impact Analysis: Less than significant with mitigation

Thresholds for significant “impulsive noise” and construction noise is defined in the Municipal Code subjectively:

Ord. 9.50.030 – Prohibited Acts. “Making or knowingly and unreasonably permitting to be made any unreasonably loud, unnecessary or unusual noise that disturbs the comfort, repose, health, peace and quiet or which causes discomfort or annoyance to any reasonable person of normal sensitivity. The characteristics and conditions that may be considered in determining whether this section has been violated, include, but are not limited to, the following:

- a. The level of noise;
- b. Whether the nature of the noise is usual or unusual;
- c. Whether the origin of the noise is natural or unnatural;
- d. The level of the background noise;
- e. The proximity of the noise to sleeping facilities;
- f. The nature and zoning of the areas within which the noise emanates;
- g. The density of the inhabitation of the area within which the noise emanates;
- h. The time of day or night the noise occurs;
- i. The duration of the noise;
- j. Whether the noise is recurrent, intermittent or constant; and
- k. Whether the noise is produced by a commercial or noncommercial activity.” (City of Rialto, 2016)

The developer will implement the following mitigation to reduce noise disturbances evaluated by subjective standards to a level that is less than significant, especially in consideration of the sensitive receptor, Milor High School, across the street. To begin with, there are there are limits on time periods when construction noise is permitted (City of Rialto, 2016, p. 9.50.070 Noise Control).

MM 21

Limit the hours and days of construction-related activities according to the following schedule in the Rialto Municipal Code (City of Rialto, 2016, p. 9.50.070 Noise Control).

Table 6 Permitted Hours For Construction Work	
October 1st through April 30th	
Monday - Friday	7:00 a.m. to 5:30 p.m.
Saturday	8:00 a.m. to 5:00 p.m.
Sunday	No permissible hours
State holidays	No permissible hours
May 1st through September 30th	
Monday - Friday	6:00 a.m. to 7:00 p.m.
Saturday	8:00 a.m. to 5:00 p.m.
Sunday	No permissible hours
State holidays	No permissible hours

Because there are no specified limits on noise levels for construction-generated impulsive noise and in light of the proximity to Milor High School, a sensitive receptor, the developer will implement the following mitigations to reduce subjectively determined excess noise to a level that is less-than-significant.

MM 22

Prior to the issuance of any grading or building permit, the grading plans shall indicate that during all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer’s standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

MM 23

Prior to the issuance of any grading or building permit, the grading plans shall mandate that the construction contractor prohibit the use of personal or commercial music or sound amplification on the project site during construction.

MM 24

Prior to the issuance of any grading or demolition permit, the grading plans shall provide that the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

MM 25

Prior to the issuance of any grading or demolition permit, the grading plans shall provide that the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

Mitigation Measures 18-22 would minimize construction noise impacts to nearby sensitive receptors to less than significant levels.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion and Impact Analysis: Less than Significant

Modeling for future noise impacts show slight increases in ambient noise that widens the contour widths around Randall Avenue (see Figure 12 above) but the 65 CNEL remains within the right-of-way of the street so impacts are less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion and Impact Analysis: Less than Significant with mitigation

Construction noise will temporarily increase ambient and impulsive noise levels in the project vicinity above levels existing without the project; however these noise levels will be maintained within acceptable standards as defined in the Municipal Code (City of Rialto, 2016, p. 9.50.070 Noise Control) by using mitigation measures 18-22. Therefore, the temporary ambient noise increases from project development will be less than significant.

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?

Discussion and Impact Analysis: No Impact

The project is not located within an airport land use plan or within two miles of a public airport or public use airport therefore would have no impact on receptors within two miles of a public airport.

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? – No Impact.

Discussion and Impact Analysis: No Impact

The project is not within the vicinity of a private airstrip and would have no impact on receptors near an airstrip.

13) POPULATION AND HOUSING.

<i>Would the project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Impact Analysis:

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)?

Discussion and Impact Analysis: Less than Significant

There is no potential to indirectly induce substantial growth through extension of roads or other infrastructure because this residential project is an infill project.

The Randall Palms development will incrementally increase housing availability to support the General Plan goals for growth and recruitment of its “fair share” of housing shortfall according to the Southern California Association of Governments’ Regional Housing Needs Assessment (RHNA) (City of Rialto, 2010, p. FEIS V. III) (City of Rialto, 2010, p. Housing Element). Developing the Randall Palms apartments is individually a less-than-significant inducement to growth but supports the overall growth plan incrementally provided for in the General Plan and FEIS.

Indirect impacts from growth inducement projects are offset incrementally with the development impact fee (City of Rialto, 2010, p. City Council Resolution No. 4484 establishing Development Impact Fees). These fees ensure that services and infrastructure are in place to serve development. Thus, direct and indirect impacts from growth-inducement are less than significant.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Discussion and Impact Analysis: Less than Significant

Two homes on the project site will be demolished to make way for the Randall Palms development. The new development assists in compensating for lost housing, although in a different market (Randall Palms LLC, 2015). The loss of less than two single family homes will be less than significant.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion and Impact Analysis: Less than significant

Two homes on the project site will be demolished to make way for the Randall Palms development (Randall Palms LLC, 2015). It displaces the current occupants but other housing is available to accommodate the small number of displaced individuals, therefore impacts to housing by displacement is less than significant.

14) PUBLIC SERVICES.

Would the project:

	Less than Significant		
Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact

(a) Would the project result in substantial adverse physical impacts associated with the provision of or 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 objectives for any of the public services:				
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis:

(a) Would the project result in substantial adverse physical impacts associated with the provision of or 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 objectives for any of the public services:

- i) Fire Protection – Less than Significant.
- ii) Police Protection – Less than Significant.
- iii) Schools – Less than Significant
- iv) Parks – Less than Significant.
- v) Other public facilities – Less than Significant.

The project contributes an incremental increase to the need for public services but individually the project’s public service needs are adequately provided for within the General Plan (City of Rialto, 2010). The incremental increase in public service requirements are provided for through the Development Impact Fees and School Fees. Homeowners provide additional revenue through property and sales taxes. Therefore, the impact of public services from incremental impacts will be less than significant.

15) RECREATION.

<i>Would the project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis:

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? – Less than Significant.

The project contains a community recreation area with clubhouse and pool. That and existing growth management planning by the City and funded through the development impact fee, will reduce impacts of use on existing neighborhood and regional parks or other recreational facilities from growth generated by this project to a level that is less than significant (City of Rialto, 2016, pp. Chapter 3.33 - Development Impact Fees).

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? – Less than Significant.

No expansion of recreational facilities will be required offsite and on-site recreational facilities, a swimming pool and club house, are within the standards for residential development and require no additional environmental analysis other than that required for the development of the project site overall. Physical impacts to the environment are therefore less than significant.

16) TRANSPORTATION/TRAFFIC.

<i>Would the project:</i>		Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Discussion”

The proposed residential project does not conflict with any circulation elements such as bike or mass transit since it is a collector street and serves only local traffic. The General Plan includes Measure 8.70 “Promote Walking and Pedestrian-Friendly Environment” and Measure 8.71 “New and Replacement Sidewalks, Curbs, and Gutters”. The north side of Randall Avenue has a sidewalk for its full length, while the south side sidewalks are intermittent and there is no sidewalk in front of the lots of the Randall Palms project site.

Impact Analysis:

The project design will include sidewalks, curb and gutter in keeping with circulation elements so the impacts of the project will be less-than-significant.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

The traffic study for the site looked at traffic volume and stop delay or “Level of Service” at three intersections:

- Willow Avenue & Randall Avenue (stop controlled)
- Riverside Avenue & Randall Avenue (traffic signal)
- Project Driveway & Randall Avenue (stop controlled)

It shows a future net traffic increase of 433 daily trips and 35 morning peak hour trips and 45 afternoon peak-hour trips generated as a result of the project. The highest current Level of Service (LOS) is at the signalized intersection at Riverside and Randall which has LOS “C”. The delay for LOS “C” at signalized intersections is between 20 and 35 seconds and remains better than LOS “C” for all intersections post-project. The significance threshold for LOS is LOS “D”, between 35 and 55 seconds for signalized intersections. (See APPENDIX 6 FOCUSED TRAFFIC STUDY)

The amount of change in the delay time also has a significance threshold of 1 second of delay increase for the longest LOS delay, LOS “F”. The change in delay for LOS “A” is 10 seconds. The greatest change in delay post-project was at stop sign controlled intersection at Willow and Randall at 0.6 seconds in the mornings (See Table 7 below).

Table 7 Change in Stop Delay at Intersections

Existing Plus Project Weekday Peak Hour Intersection LOS Summary

#	Intersection	Traffic Control	Peak Hour	Existing Conditions		Existing Conditions Plus Project		Δ in Delay
				Delay (a)	LOS (b)	Delay (a)	LOS (b)	
1	Willow Ave & Randall Ave	AWSC	AM	12.7	B	13.3	B	0.6
			PM	9.9	A	10.1	B	0.2
2	Riverside Ave & Randall Ave	Signal	AM	28.6	C	29.0	C	0.4
			PM	23.4	C	23.7	C	0.3
9	Proj Dwy & Randall Ave	OWSC	AM	DNE		11.0	B	11.0
			PM	DNE		10.3	B	10.3

Notes:
 DNE: Does not exist
 Signal: Traffic signal, AWSC: All-Way Stopped Control, OWSC: One-Way Stopped Control
 (a) Delays are reported as the average control delay for the entire intersection at signalized intersections and the worst movement at unsignalized intersections.

Impact Analysis: Less than significant

Projected Levels of Service and change in Levels of Service from projected traffic volume increase at peak travel times are less than significant. The study examined additional factors that the project could affect that could result in a need for a traffic signal. The criteria to justify the need for a traffic signal were not met. Therefore the project direct and indirect effects would not conflict with measures or policies that determine the effectiveness of the traffic circulation element and changes are all less-than-significant.

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?

Discussion and Impact Analysis: No Impact

The project site is not within an airport land use compatibility zone and would have no impact on air traffic.

d) Substantially increase hazards due to a design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion and Impact Analysis: Less than significant

The project will create a new intersection at the entrance to the project site on Randall Avenue. This entrance opens to two non-through streets that go around the project perimeter to access covered parking. Both ingress and egress are on Randall Avenue there is no secondary access except for an emergency fire access on the south end of the project site that connects with Alice Avenue.

Randall Avenue is a “collector” street. “Collector Streets provide a transition between local streets and higher-speed arterial roadways. These roadways typically have one travel lane in each direction and have low design speeds. They provide parking along the curb as well. As their name implies, collector streets collect local traffic for delivery to arterials (City of Rialto, 2010).”

The roadways inside the Randall Palms complex are private roadways. “Private roadways are neighborhood roadways not dedicated to the City and not maintained by the City. These streets are typically maintained by a homeowners association. They must be designed to City standards for emergency access and accessibility” (City of Rialto, 2010)

Impact Analysis: Less than Significant

The private roadway, ingress and egress at Randall Avenue and the secondary emergency access on Alice Avenue meet all the requirements of the City of Rialto Municipal Code 17.44.010 - Design Standards, which aims to prevent hazards at intersections, emergency access and provide for compatible ingress and egress for this type of residential development (City of Rialto, 2016). Therefore hazardous direct and indirect impacts resulting from the project will be prevented or reduced to a level that is less-than-significant.

e) Result in inadequate emergency access?

Discussion and Impact Analysis: Less than significant

Although the project has egress and ingress only on Randall Avenue, it has a secondary emergency access with Knox box where the project abuts the dead end road to the south, Alice Avenue. This way emergency vehicles and emergency evacuation have two access routes to the development and this design was approved by the City of Rialto’s Transportation Commission and meets requirement for emergency access safety; therefore direct and indirect impacts to emergency access are less than significant.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion:

West Randall Avenue is not striped for bicycle lanes and does not have a public transit stop because it is a “collector” street. The nearest bicycle lanes and transit stops are on Riverside Avenue, one block to the east and San Bernardino Avenue at Willow Avenue to the south. There are no striped bicycle routes along these bus routes.

Rialto’s Transportation Commission functions to “...supervise the preparation and publication of traffic reports...” as well as “assist with and/or submit reports or studies for traffic, traffic safety... trails, bikeways and public transit and transportation as they affect the city and to make recommendations for corrections, capital improvements or significant operational changes, to the

appropriate city departments and to the city council.” City of Rialto Municipal Code 2.68.080 – Functions.

The traffic analysis report was prepared consistent with the City’s Traffic Impact Analysis Report Guidelines and Requirements and approved by the Traffic Commission with no changes (City of Rialto, 2013). Therefore, the project meets the requirements for public transit, bicycle, or pedestrian facilities and does not decrease the performance standards of facilities supporting alternative transportation and direct and indirect impacts are less than significant.

Impact Analysis: Less than significant

Randall Palms development has no impact on West Randall Avenue as it relates to existing public transit or bicycle lanes although it may contribute to an incremental increase in the need for these services on secondary arterial streets as the city grows. Pedestrian walkways are included in the design for the project. As a collector street, West Randall Avenue is not a candidate for bicycle lane striping and transit stops are within one block of the project site; therefore, the project’s direct and indirect impact on the need for these services and is less than significant.

17) UTILITIES/SERVICE SYSTEMS.

17. *Would the project:*

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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"/>
(b) Require or result in the construction of new water or wastewater treatment or collection 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 resources, or are new or 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 which 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 insufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Comply with federal, state, and local statutes and regulations related to solid wastes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (WQCB)? – Less than Significant.

The City of Rialto Water Resources Division manages the wastewater collection system through a public–private concession with Veolia Water in a 30-year contract. The contract agreement provided a model for re-financing while maintaining public ownership of the 11.7 million gallon per day wastewater treatment facility (Veolia North America, 2016). The contract model provided funds for existing capital improvements, infrastructure replacement and maintenance of water mains and sewers, seismic retrofits and future upgrades. The contract agreement assures that wastewater treatment capacity satisfies the needs for growth under the General Plan. (Veolia North America, 2013)

All of the wastewater that flows from the City is collected by the City's local sewer mains and delivered to the Wastewater Treatment Plant. A sewer capacity analysis was conducted that projected that the development will generate up to 226 gallons per minute of wastewater to be delivered to the existing sewer manhole at the northerly end of Alice Avenue which is also at the southern end of the project. The report calculated that a “six (6) inch diameter pipe (VCP) with a slope of 1.20% is more than adequate to carry this volume.” (HP Engineering, 20016) (See APPENDIX 7 SEWER CAPACITY ANALYSIS)

The project is also required to meet the requirements of the Santa Ana Regional Water Quality Control Board (SARWQCB) National Pollutant Discharge Elimination System (NPDES) permit regarding wastewater discharge (SARWQCB, 2007).

Impact Analysis: Less than significant

Existing design plans for this project meet the capacity requirements for delivery to the sewer mains. The incremental increase in sewage delivered to the Wastewater Treatment Plant is within the City's planned capacity for growth and does not present a barrier to additional growth as designed by the General Plan. The City has NPDES compliance with the SARWQCB for its wastewater treatment and the individual project will meet all NPDES requirements. Therefore, there are no direct or indirect impacts to wastewater treatment requirements or capacity under the authority of the SARWQCB.

b) Require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Discussion:

Incremental planned growth and increasing demands for water supply, water treatment and wastewater treatment has been defined by the City of Rialto's General Plan FEIS (City of Rialto, 2010). Those plans which include capital improvements, infrastructure maintenance and seismic retrofitting, and expansion is funded (Veolia North America, 2016).

The City receives imported water from San Bernardino Valley Municipal Water District (SBVMWD) in order to supplement its groundwater supplies...Wells in four of the five groundwater basins that the City receives supply from, have been tested positive for the chemical TCE or perchlorate. These wells have either been taken out of service or have been equipped with well head treatment to remove the contaminant. The project site is located in one of the four contaminated ground water basins. However, due to advanced treatment procedures and an approved blending plan, the City does not

anticipate any reductions in its water supplies due to water quality issues... The City's water supply through surface runoff and subsurface inflows is considered to provide the reliability needed to sustain the current and projected population. (SA Associates, Consulting Engineers, 2011)

Impact Analysis: Less than significant

Individually this project does not require expansion of existing services. Incremental impacts to the water supply and wastewater treatment demands are accommodated by the General Plan and existing funding. Therefore direct and indirect impacts to these supply and treatment facilities is less than significant.

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? – No Impact.

Discussion and Impact Analysis: Less than significant

Existing storm water drainage facilities will accommodate the project's increase in impervious surfaces which will be mitigated on site through drainage and filtration as designed through the project's WQMP and Grading and Drainage Plan to be approved by the DRC as a condition of approval for grading (See Item 9 – Hydrology and Water Quality). Therefore, the project's impacts on stormwater drainage will be less than significant.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? – Less than Significant.

Discussion and Impact Analysis: Less than significant

Section 15155 of the State CEQA Guidelines defines the criteria for projects that require water supply assessments. For residential developments it is more than 500 dwelling units or an increase of ten percent or more in the number of the public water system's existing service connections if there are less than 5,000 service connections (AEP, 2016). No water supply assessment is required for this project by this definition and expansion and capital improvements are funded through the project's development impact fee.

As far as incremental impacts to the water supply, "The City receives imported water from San Bernardino Valley Municipal Water District (SBVMWD) in order to supplement its groundwater supplies...Wells in four of the five groundwater basins that the City receives supply from, have been tested positive for the chemical TCE or perchlorate. These wells have either been taken out of service or have been equipped with well head treatment to remove the contaminant... However, due to advanced treatment procedures and an approved blending plan, the City does not anticipate any reductions in its water supplies due to water quality issues... The City's water supply through surface runoff and subsurface inflows is considered to provide the reliability needed to sustain the current and projected population." (SA Associates, Consulting Engineers, 2011).

"With the construction of Planned water supply projects..., the City is projected to have sufficient groundwater supplies available to meet future demands. The City also has the option of Purchasing additional supply from the City of San Bernardino through the Baseline Feeder." (SA Associates, Consulting Engineers, 2011)

Therefore, direct and indirect impacts to water supply will be less than significant.

e) Result in a determination by the wastewater treatment provider which 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?

Discussion and Impact Analysis: Less than significant

The City of Rialto Water Resources Division manages the wastewater collection system through a public-private concession with Veolia Water in a 30-year contract. The contract agreement provided a model for re-financing while maintaining public ownership of the 11.7 million gallon per day wastewater treatment facility (Veolia North America, 2016). The contract model provided funds for existing capital improvements, infrastructure replacement and maintenance of water mains and sewers, seismic retrofits and future upgrades. The contract agreement assures that wastewater treatment capacity satisfies the needs for growth under the General Plan. (Veolia North America, 2013). Development Impact Fees also support maintenance and expansion of infrastructure (City of Rialto, 2010, p. City Council Resolution No. 4484 establishing Development Impact Fees) Therefore the project will have less-than-significant impacts to wastewater treatment demand now and in the future.

f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs? – Less than Significant.

Discussion and Impact Analysis: Less than significant

The Mid-Valley Sanitary Landfill (MVSL) is in Rialto and will service the project's demolition, construction and post project solid waste disposal needs. It is permitted to receive up to 7,500 tons/day, with a remaining capacity as of 09/01/2009 of 67,520, cubic yards and maximum permitted capacity of 101,300,000 cubic yards. The planned ceased operation date is 04/01/2033. (Cal Recycle, 2010)

Impact Analysis: Less than significant

This capacity accommodates growth as projected by the 2010 General Plan Update. Therefore direct impacts from this project or incremental and indirect impacts from this project will have a less-than-significant impact on MVSL capacity.

g) Comply with federal, state, and local statutes and regulations related to solid wastes. – Less than Significant with mitigation

Discussion:

"The County of San Bernardino, Department of Public Works, Solid Waste Management Division (SWMD) reviews and approves all new construction projects required to submit a Construction and Demolition Solid Waste Management Plan (waste management plan). Effective January 1, 2011, the California Green Building Standards Code (CALGreen) will require all newly constructed buildings including low-rise residential and most non-residential commercial projects to develop a waste management plan and divert a minimum of 50% of the construction waste.

The waste management plan consists of two parts which are incorporated into the Conditions of Approval (COA's) for County Planning and Building & Safety. Part I requires projects to estimate the amount of tonnage to be disposed and diverted during construction. Part II requires projects to show what tonnage was actually diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary." (San Bernardino County DPW, 2016)

The post-construction project will be served by Burrtec Disposal, which has the capacity to serve the City of Rialto's solid waste transfer needs and will ensure compliance with federal, state and local regulations regarding solid waste.

Impact Analysis: Less than significant with mitigation

Project construction involves demolition and will have construction wastes. The project will include a plan to divert a minimum of 50% of the construction waste as a condition of approval for the project. The sanitary landfill does not accept asbestos waste, so the project must include a plan for safe removal and appropriate disposal of toxic wastes that may exist on site and be removed in the demolition. These mitigations will reduce potential impacts to a level that is less-than-significant.

MM 26

Develop a waste removal and recycling plan to meet state regulations for 50% post construction waste to be recycled and for asbestos and other toxic materials removals to be managed and disposed of according to state regulations.

18) MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(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 the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>

Impact Analysis:

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 the major periods of California history or prehistory?

Discussion and Impact Analysis: Less than significant

The project does not have the potential to substantially degrade the quality of the quality of the natural environment as it does not affect conservation areas, designated open spaces or areas that are being considered for conservation agreements.

The potential for fish or wildlife species including plants and insects to drop below self-sustaining levels, threaten to eliminate (extirpate) a plant or animal community or reduce the number or restrict the range of a rare or endangered plant or animal was examined in item 4 Biological Resources. Of all the rare or sensitive species that were evaluated as having some low or moderate potential to occur, there were no potential populations of significant size that could occur within the habitat on site. If individual rare or sensitive species occur on site, their individual loss would not reduce the population numbers throughout their range or restrict their range; therefore impacts would be less than significant.

The habitat for one endangered species that was considered for potential to occur on site, the federally-listed as endangered Delhi Sands flower-loving fly, was evaluated as not present on site. Although the project site is located at the limit of the historical range of suitable habitat for the Delhi Sands flower-loving fly; it has been extirpated by development within that historical range. Historical habitat has been disturbed in a way that can no longer support the species; therefore no impacts to this species or its habitat would occur.

Based on the outcome of the cultural resources survey on the project site, the potential to eliminate important examples of major periods of California history or prehistory is less than significant with no need for additional evaluation.

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?)

This project will contribute incremental effects to air quality, greenhouse gas, hydrology and water, Land use and planning, noise, population and housing, public services, recreation, transportation and traffic, and utilities and services. Those effects were evaluated for each subject and the outcome determined that are all satisfactorily managed by providing planning through the 2010 General Plan Update and funding through Development Impact Fees to provide for planned growth and accommodate, supply for increased demand, expansion, capital improvements and maintenance of the services that are impacted by these factors so that cumulative impacts remain less than significant now and within the foreseeable future.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

All direct and indirect project impacts are less than significant or less than significant with mitigation.

No combination of direct and/or indirect or cumulative impacts will have substantial adverse effects. Mitigation is provided to reduce potential impacts to human beings to a level that is less than significant.

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20) CERTIFICATION

I Debbie Kinsinger of Kinsinger Environmental Consulting hereby certify that the information contained in this initial study and appendices is true and accurate according to my professional opinion.

Signature and Date

Debbie Kinsinger, Owner and Principal Scientist Kinsinger Environmental Consulting (KEC)

Printed Name and Title

APPENDIX 1 RANDALL PALMS PROJECT SPECIFIC MAPS AND DATA

City of Rialto

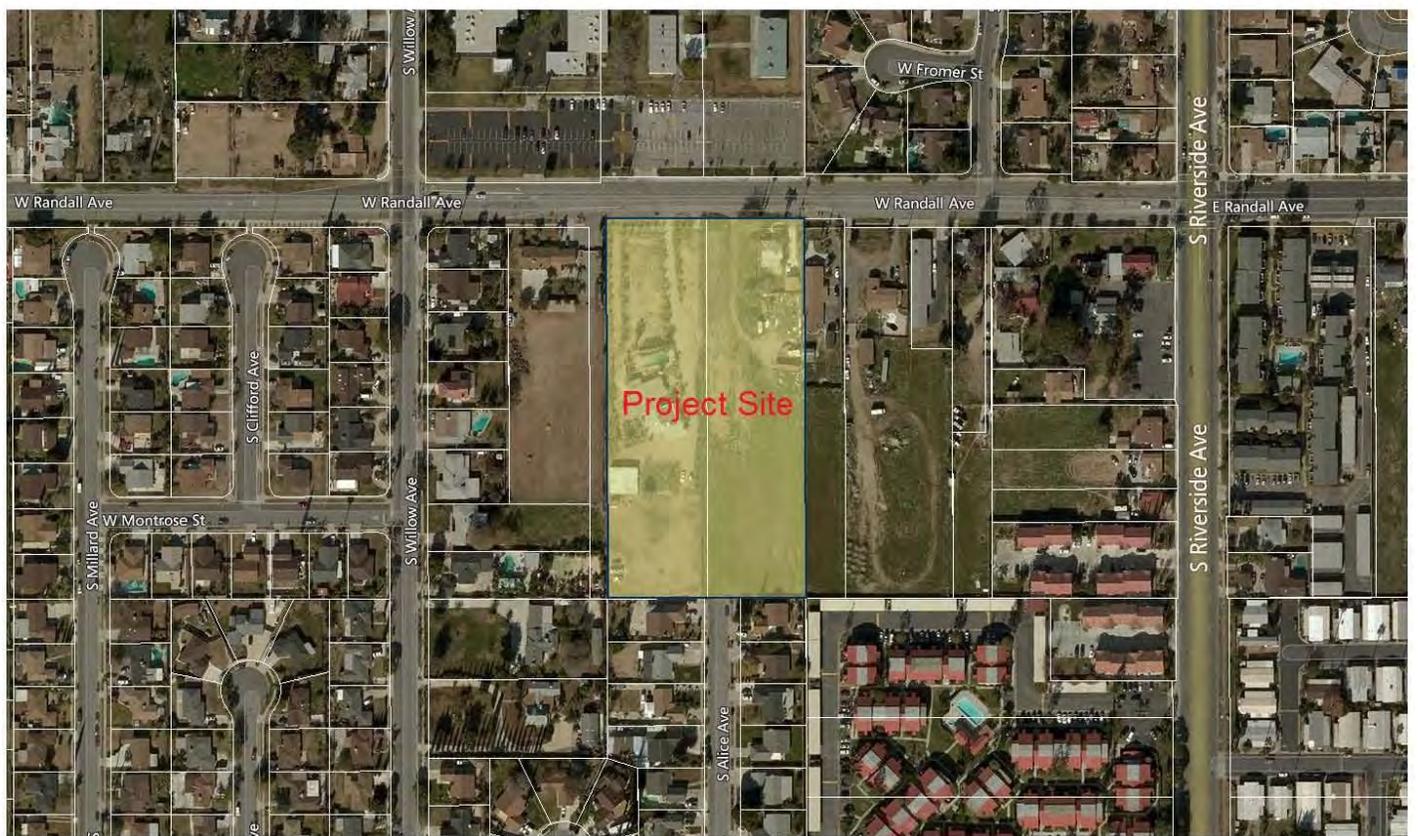
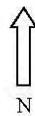


Figure 1



Location Map

APPENDIX 2 AIR QUALITY STUDY

APPENDIX 3 STAFF REPORT ON BURROWING OWL MITIGATION

(To be completed prior to construction)

(See MM 1 within Appendix 8)

APPENDIX 4 CULTURAL RESOURCE REPORT

APPENDIX 5 ACOUSTICAL ANALYSIS

APPENDIX 6 FOCUSED TRAFFIC STUDY

APPENDIX 7 SEWER CAPACITY ANALYSIS

APPENDIX 8 SUMMARY OF MITIGATION MEASURES

MITIGATION, MONITORING AND REPORTING PLAN

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Biological Resources	MM 1	<p>Conduct a protocol potential den mapping survey for burrowing owl dens by a burrowing owl- qualified biologist. If the results show potential dens exist, continue with protocol level burrowing owl surveys. If results are negative for potential habitat, conduct a burrowing owl specific pre-construction survey within 3 days prior to ground or vegetation disturbing activity during any season of the year.</p> <p>To avoid significant impacts to burrowing owls if a preliminary den mapping survey identifies potential dens permit and follow up protocol surveys determine that active dens are present, habitat loss mitigation and related mitigations for for direct and indirect impacts to burrowing owls must be a condition of approval for grading. Specifics for mitigation are in (CDFW, 2012). (See APPENDIX 3 STAFF</p>	Developer's biologist	<p>If surveys are positive, the lead agency must ensure that a CDFW agreement for habitat loss is completed and all of the terms of the agreement are completed before issuing a grading permit.</p> <p>The developer's biologist shall monitoring the owl dens for activity as requirement of the mitigation to avoid impact until the agreement and mitigation terms have been completed.</p>	Report survey results to CDFW and results of mitigation agreement (if required) and evidence of funding to OPR with Initial Study circulation.	<p>No earth disturbing activity occurs in advance of grading permit.</p> <p>If active dens are present then habitat loss mitigation is achieved and funded in advance of the grading permit.</p>

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Biological Resources	MM 2	REPORT ON BURROWING OWL MITIGATION) A qualified avian biologist shall conduct pre-construction nesting bird surveys within three days of earth or vegetation disturbing activity, if this activity will occur within the nesting bird season between February 1 and August 31. The biologist will document active nests and set up avoidance measures such as a 150-foot no-work buffer around the nest. When chicks are fledged, and after follow-up pre-construction surveys provide clearance, the remaining area of the site can be graded.	Developer's biologist	The lead agency must document that surveys are completed and necessary mitigation actions are taken. The biologist will prepare the survey report and if monitoring is required, mitigation actions shall be documented in the final report	Send nesting bird monitoring report to CDFW if there is take. Document survey and monitoring results in City files.	Work does not proceed in advance of clearance from biologist that mitigation is in place or the site is clear.
Biological Resources	MM 3	Prepare a brief SAA for CDFW with street tree replacement mitigation plan and identify project design that eliminates the pooling of street runoff by installing a curb and gutter along the south side of W. Randall Ave. and await the CDFW concurrence.	Developer's biologist	The lead agency will ensure that CDFW has issued a concurrence or an SAA agreement in advance of issuing a grading or building permit. City inspectors monitor and document curb and gutter installation removes street runoff from project site.	Include concurrence or SAA with supporting documents with Initial Study sent to OPR	No street runoff on project site & street trees maintained and/or replaced according to approved plan.

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Biological Resources	MM 4	Send a request for concurrence with this supporting information that there are no jurisdictional waters on site to the USACE and await confirmation of concurrence	Developer's biologist	The lead agency will ensure that USACE has issued a concurrence.	Include concurrence with supporting documents with Initial Study to OPR	Outcome is of concurrence is documented
Biological Resources	MM 5	Remove trees during the non-nesting season and conduct a preconstruction nesting bird survey no more than 3 days in advance of any ground disturbing or vegetation disturbing activity in the non-nesting season. If such activity must occur during the nesting season between February 1 and August 31, then a qualified biologist must be on site during the vegetation/tree removal and/or initial grading in addition to the 3-day preconstruction survey. The biologist will document active nests and set up avoidance measures such as a 150-foot no-work buffer around the nest. When chicks are fledged, and after follow-up preconstruction surveys provide clearance, the remaining area of the site can be graded and trees removed.	Developer's biologist	<p>The lead agency must document that surveys are completed and necessary mitigation actions are taken.</p> <p>The biologist will prepare the survey report and if monitoring is required, mitigation actions shall be documented in the final report.</p>	Send nesting bird monitoring report to CDFW if there is take. Document survey and monitoring results in City files.	No take of nesting birds during construction

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Biological Resources	MM 6	Replace any “street trees” with trees approved according to Rialto’s Street Tree Plan (Ord. §11.08.030) (City of Rialto, 2002)(City of Rialto, 2002). Trees suggested in the Street Tree Plan for Randall Ave. are Brisbane box (<i>Tristania conferta</i>) and southern live oak (<i>Quercus virginianan</i>). The Street Tree Plan is over 15 years old and may not reflect the current need for drought tolerant species. As part of the mitigation for impacts to street trees, the landscape plan should request approval for salvage of the existing native California fan palm and non-native Mexican fan palm street trees.	Developer’s Contractor	City inspectors monitor that no street trees are removed that are not approved in advance and/or replacement trees and new trees are installed according to City guidelines.	City files	No street trees are taken that are not approved to be taken by the landscape and street tree plan and new and replacement trees survive or are replaced.
Cultural Resources	MM 7	As a condition of approval for the grading permit, the developer shall have on call a qualified archaeologist to assess any archaeological finds, determine significance and make recommendation for mitigation actions that within the guidelines of CEQA	Developer’s agent	Subsurface studies to be conducted if report shows potential for significant subsurface resources, otherwise, grading Contractors will be advised to report unearthed objects and bones for evaluation by on-call archeologist /	Reports sent to SHPO and City Notice of Adoption of IS/MND	Acceptance of final report by SHPO

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Cultural Resources	MM 8	<p>before further activities that could impact the resource resume.</p> <p>As a condition of approval for the grading permit, the developer shall have on call a qualified paleontologist to assess any paleontological finds, determine significance and make recommendation for mitigation actions that within the guidelines of CEQA before further activities that could impact the resource resume.</p>	Developer's agent	<p>historian</p> <p>Subsurface studies to be conducted if report shows potential for significant subsurface resources, otherwise, grading Contractors will be advised to report unearthed objects and bones for evaluation by on-call archeologist / historian</p>	<p>Reports sent to SHPO and City Notice of Adoption of IS/MND</p>	Acceptance of final report by SHPO
Geology and Soils	MM 9	<p>As a condition of approval for the grading permit the project design will incorporate seismic mitigation measures recommended by the geotechnical study and the design engineer.</p>	Developer's geological engineer	<p>City inspectors monitor that mitigations are properly made.</p>	<p>City Notice of Adoption of IS/MND</p>	<p>Mitigations must meet standards or be replaced or repaired</p>
Geology and Soils	MM 10	<p>"In coordination with the City Engineer, the proponent of any development project shall be required to apply water active construction areas to reduce emissions of particulate matter at a</p>	Developer's contractor	<p>City inspector and construction manager monitor and track in project log.</p>	<p>City files</p>	<p>No complaints of fugitive dust or inspection citations.</p>

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Geology and Soils	MM 11	<p>minimum of three times per day. An active construction area is defined as any previously graded area on which activity has occurred within the ten days. Scheduling of water application shall be included in a project's erosion control plan (if applicable)."</p> <p>"In coordination with the City Engineer, the proponent of any development project shall be required to apply non-toxic soil stabilizers according to manufacturer's specifications for any inactive construction area to reduce emissions of particulate matter. An inactive construction area is defined as any previously graded area for which activity has not occurred for ten or more days. Phasing of soil stabilization application shall be included in a project's erosion control plan (if applicable)."</p>	Developer's contractor	City inspector and construction manager monitor and track in project log.	City files	No rains occur during an inactive period when soil is not stabilized.

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Hazards and Hazardous Waste	MM 12	Ensure that contractors hired for demolition, grading and construction are up to date and in compliance with the Hazardous Waste Act. Furthermore, the developer will ensure that on-site project managers will be trained in the recognition and treatment for on-site hazardous waste incidents and are current with Hazwoper training (OSHA, 2015).	Developer's contractor	City inspectors / construction manager; evidence of current hazardous waste transport permits and training, monitor and track in project log.	To City inspector	No hazardous waste incidences occur
Hazards and Hazardous Waste	MM 13	Include a plan on erosion control design sheets and BMPs for safe storage, reduction and recycling of hazardous materials during construction. Include plans for storage of construction site chemicals and hazardous materials in the Water Quality Management Plan (WQMP). Include BMPs in the Stormwater Pollution Prevention Plan (SWPPP) for spill/leak management, spill clean-up kits on-site.	Developer's contractor	City design review, city inspectors and construction manager monitor and track in project log.	City files and City Notice of Adoption of IS/MND	50% or more construction waste recycled

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Hazards and Hazardous Waste	MM 14	Provide a Condition of Approval (COA) for the Homeowner's Association (HOA) to include education that encourages participation and compliance with the City of Rialto's waste management and recycling program in the bylaws.	Developer in cooperation with City	City Review	City files	Conditions incorporated in the HOA
Hazards and Hazardous Waste	MM 15	The developer will ensure that on-site project managers will be trained in the recognition and treatment for on-site hazardous waste incidents and are current with Hazwoper training and monitor to ensure proper implementation of SWPPP BMPs and appropriate response in the event of a hazardous waste incident (OSHA, 2015).	Developer's contractor	City inspectors and construction manager	City files	No hazardous waste incidents
Hydrology and Water Quality	MM 16	Have a QSD prepare a SWPPP with BMPs that mitigate potential erosion and siltation from construction activities to a level that is less than significant.	Developer's engineer	City Review and construction manager	City Notice of Adoption of IS/MND and SAWCQB Smarts program	SWPPP permit is completed. No fines or reports of non-compliance post approval

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Hydrology and Water Quality	MM 17	Have a QSD prepare a SWQMP with BMPs that mitigate potential erosion and siltation from construction activities to a level that is less than significant.	Developer's engineer	City Review and construction manager	City Notice of Adoption of IS/MND and SAWCQB Smarts program	SWQMP is approved
Land Use Planning	MM 18	Complete the general plan amendment and zoning change.	City of Rialto	-	City Notice of Adoption of IS/MND	Documentation complete
Noise	MM 19	Mitigation to achieve 45 CNEL or better in interior spaces includes fresh air ventilation and enhanced glazing.	Developer's contractor	Noise consultant inspector	City Notice of Adoption of IS/MND	Mitigation meets 45 CNEL in interior spaces
Noise	MM 20	To demonstrate that the interior noise levels meet noise standard of the City of Rialto and State of California, the developer shall have an exterior-to-interior noise analysis performed by an acoustical consultant for the building located at the northwest corner of the property when the building plans are available as a condition of approval for	Developer's noise consultant	Noise consultant	City Notice of Adoption of IS/MND	Analysis conducted prior to build.

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Noise	MM 21	building permits. Limit the hours and days of construction-related activities according to the following schedule in the Rialto Municipal Code (City of Rialto, 2016, p. 9.50.070 Noise Control).	Developer's contractor	City police	Police report	No complaints
Noise	MM 22	Prior to the issuance of any grading or building permit, the grading plans shall indicate that during all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.	Developer's contractor	City inspector	City files	No complaints
Noise	MM 23	Prior to the issuance of any grading or building permit, the grading plans shall mandate that the construction	Developer's contractor	City inspector	City files	No complaints

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Noise	MM 24	<p>contractor prohibit the use of personal or commercial music or sound amplification on the project site during construction.</p> <p>Prior to the issuance of any grading or demolition permit, the grading plans shall provide that the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.</p>	Developer's contractor	City inspector	City files	No complaints
Noise	MM 25	<p>Prior to the issuance of any grading or demolition permit, the grading plans shall provide that the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.</p>	Developer's contractor	City inspector	City files	No complaints

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Utilities and Service Systems	MM 26	Develop a waste removal and recycling plan to meet state regulations for 50% post construction waste to be recycled and for asbestos and other toxic materials removals to be managed and disposed of according to state regulations.	Developer's contractor	City inspector	City files	No citations

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APPENDIX 8 SUMMARY OF MITIGATION MEASURES

MITIGATION, MONITORING AND REPORTING PLAN

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Biological Resources	Error! Reference source not found.	<p>Conduct a protocol potential den mapping survey for burrowing owl dens by a burrowing owl-qualified biologist. If the results show potential dens exist, continue with protocol level burrowing owl surveys. If results are negative for potential habitat, conduct a burrowing owl specific pre-construction survey within 3 days prior to ground or vegetation disturbing activity during any season of the year.</p> <p>To avoid significant impacts to burrowing owls if a preliminary den mapping survey identifies potential dens permit and follow up protocol surveys determine that active dens are present, habitat loss mitigation and related mitigations for for direct and indirect impacts to burrowing owls must be a condition of approval for grading. Specifics for mitigation are in (CDFW, 2012). (See Error! Reference</p>	Developer's biologist	<p>If surveys are positive, the lead agency must ensure that a CDFW agreement for habitat loss is completed and all of the terms of the agreement are completed before issuing a grading permit.</p> <p>The developer's biologist shall monitoring the owl dens for activity as requirement of the mitigation to avoid impact until the agreement and mitigation terms have been completed.</p>	Report survey results to CDFW and results of mitigation agreement (if required) and evidence of funding to OPR with Initial Study circulation.	<p>No earth disturbing activity occurs in advance of grading permit.</p> <p>If active dens are present then habitat loss mitigation is achieved and funded in advance of the grading permit.</p>

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Biological Resources	Error! Reference source not found.	source not found.) A qualified avian biologist shall conduct pre-construction nesting bird surveys within three days of earth or vegetation disturbing activity, if this activity will occur within the nesting bird season between February 1 and August 31. The biologist will document active nests and set up avoidance measures such as a 150-foot no-work buffer around the nest. When chicks are fledged, and after follow-up pre-construction surveys provide clearance, the remaining area of the site can be graded.	Developer's biologist	The lead agency must document that surveys are completed and necessary mitigation actions are taken. The biologist will prepare the survey report and if monitoring is required, mitigation actions shall be documented in the final report	Send nesting bird monitoring report to CDFW if there is take. Document survey and monitoring results in City files.	Work does not proceed in advance of clearance from biologist that mitigation is in place or the site is clear.
Biological Resources	Error! Reference source not found.	Prepare a brief SAA for CDFW with street tree replacement mitigation plan and identify project design that eliminates the pooling of street runoff by installing a curb and gutter along the south side of W. Randall Ave. and await the CDFW concurrence.	Developer's biologist	The lead agency will ensure that CDFW has issued a concurrence or an SAA agreement in advance of issuing a grading or building permit. City inspectors monitor and document curb and gutter installation removes street runoff from project site.	Include concurrence or SAA with supporting documents with Initial Study sent to OPR	No street runoff on project site & street trees maintained and/or replaced according to approved plan.

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Biological Resources	Error! Reference source not found.	Send a request for concurrence with this supporting information that there are no jurisdictional waters on site to the USACE and await confirmation of concurrence	Developer's biologist	The lead agency will ensure that USACE has issued a concurrence.	Include concurrence with supporting documents with Initial Study to OPR	Outcome is of concurrence is documented
Biological Resources	Error! Reference source not found.	Remove trees during the non-nesting season and conduct a preconstruction nesting bird survey no more than 3 days in advance of any ground disturbing or vegetation disturbing activity in the non-nesting season. If such activity must occur during the nesting season between February 1 and August 31, then a qualified biologist must be on site during the vegetation/tree removal and/or initial grading in addition to the 3-day preconstruction survey. The biologist will document active nests and set up avoidance measures such as a 150-foot no-work buffer around the nest. When chicks are fledged, and after follow-up preconstruction surveys provide clearance, the remaining area of the site can be graded and trees removed.	Developer's biologist	<p>The lead agency must document that surveys are completed and necessary mitigation actions are taken.</p> <p>The biologist will prepare the survey report and if monitoring is required, mitigation actions shall be documented in the final report.</p>	Send nesting bird monitoring report to CDFW if there is take. Document survey and monitoring results in City files.	No take of nesting birds during construction

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Biological Resources	Error! Reference source not found.	Replace any “street trees” with trees approved according to Rialto’s Street Tree Plan (Ord. §11.08.030) (City of Rialto, 2002)(City of Rialto, 2002). Trees suggested in the Street Tree Plan for Randall Ave. are Brisbane box (<i>Tristania conferta</i>) and southern live oak (<i>Quercus virginianan</i>). The Street Tree Plan is over 15 years old and may not reflect the current need for drought tolerant species. As part of the mitigation for impacts to street trees, the landscape plan should request approval for salvage of the existing native California fan palm and non-native Mexican fan palm street trees.	Developer’s Contractor	City inspectors monitor that no street trees are removed that are not approved in advance and/or replacement trees and new trees are installed according to City guidelines.	City files	No street trees are taken that are not approved to be taken by the landscape and street tree plan and new and replacement trees survive or are replaced.
Cultural Resources	Error! Reference source not found.	As a condition of approval for the grading permit, the developer shall have on call a qualified archaeologist to assess any archaeological finds, determine significance and make recommendation for mitigation actions that within the guidelines of CEQA	Developer’s agent	Subsurface studies to be conducted if report shows potential for significant subsurface resources, otherwise, grading Contractors will be advised to report unearthed objects and bones for evaluation by on-call archeologist /	Reports sent to SHPO and City Notice of Adoption of IS/MND	Acceptance of final report by SHPO

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Cultural Resources	Error! Reference source not found.	before further activities that could impact the resource resume. As a condition of approval for the grading permit, the developer shall have on call a qualified paleontologist to assess any paleontological finds, determine significance and make recommendation for mitigation actions that within the guidelines of CEQA before further activities that could impact the resource resume.	Developer's agent	historian Subsurface studies to be conducted if report shows potential for significant subsurface resources, otherwise, grading Contractors will be advised to report unearthed objects and bones for evaluation by on-call archeologist / historian	Reports sent to SHPO and City Notice of Adoption of IS/MND	Acceptance of final report by SHPO
Geology and Soils	Error! Reference source not found.	As a condition of approval for the grading permit the project design will incorporate seismic mitigation measures recommended by the geotechnical study and the design engineer.	Developer's geological engineer	City inspectors monitor that mitigations are properly made.	City Notice of Adoption of IS/MND	Mitigations must meet standards or be replaced or repaired
Geology and Soils	Error! Reference source not found.	"In coordination with the City Engineer, the proponent of any development project shall be required to apply water active construction areas to reduce emissions of particulate matter at a	Developer's contractor	City inspector and construction manager monitor and track in project log.	City files	No complaints of fugitive dust or inspection citations.

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Geology and Soils	Error! Reference source not found.	<p>minimum of three times per day. An active construction area is defined as any previously graded area on which activity has occurred within the ten days. Scheduling of water application shall be included in a project's erosion control plan (if applicable)."</p> <p>"In coordination with the City Engineer, the proponent of any development project shall be required to apply non-toxic soil stabilizers according to manufacturer's specifications for any inactive construction area to reduce emissions of particulate matter. An inactive construction area is defined as any previously graded area for which activity has not occurred for ten or more days. Phasing of soil stabilization application shall be included in a project's erosion control plan (if applicable)."</p>	Developer's contractor	City inspector and construction manager monitor and track in project log.	City files	No rains occur during an inactive period when soil is not stabilized.

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Hazards and Hazardous Waste	Error! Reference source not found.	Ensure that contractors hired for demolition, grading and construction are up to date and in compliance with the Hazardous Waste Act. Furthermore, the developer will ensure that on-site project managers will be trained in the recognition and treatment for on-site hazardous waste incidents and are current with Hazwoper training (OSHA, 2015).	Developer's contractor	City inspectors / construction manager; evidence of current hazardous waste transport permits and training, monitor and track in project log.	To City inspector	No hazardous waste incidences occur
Hazards and Hazardous Waste	Error! Reference source not found.	Include a plan on erosion control design sheets and BMPs for safe storage, reduction and recycling of hazardous materials during construction. Include plans for storage of construction site chemicals and hazardous materials in the Water Quality Management Plan (WQMP). Include BMPs in the Stormwater Pollution Prevention Plan (SWPPP) for spill/leak management, spill clean-up kits on-site.	Developer's contractor	City design review, city inspectors and construction manager monitor and track in project log.	City files and City Notice of Adoption of IS/MND	50% or more construction waste recycled

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Hazards and Hazardous Waste	Error! Reference source not found.	Provide a Condition of Approval (COA) for the Homeowner's Association (HOA) to include education that encourages participation and compliance with the City of Rialto's waste management and recycling program in the bylaws.	Developer in cooperation with City	City Review	City files	Conditions incorporated in the HOA
Hazards and Hazardous Waste	Error! Reference source not found.	The developer will ensure that on-site project managers will be trained in the recognition and treatment for on-site hazardous waste incidents and are current with Hazwoper training and monitor to ensure proper implementation of SWPPP BMPs and appropriate response in the event of a hazardous waste incident (OSHA, 2015).	Developer's contractor	City inspectors and construction manager	City files	No hazardous waste incidents
Hydrology and Water Quality	Error! Reference source not found.	Have a QSD prepare a SWPPP with BMPs that mitigate potential erosion and siltation from construction activities to a level that is less than significant.	Developer's engineer	City Review and construction manager	City Notice of Adoption of IS/MND and SAWCQB Smarts program	SWPPP permit is completed. No fines or reports of non-compliance post approval

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Hydrology and Water Quality	Error! Reference source not found.	Have a QSD prepare a SWQMP with BMPs that mitigate potential erosion and siltation from construction activities to a level that is less than significant.	Developer's engineer	City Review and construction manager	City Notice of Adoption of IS/MND and SAWCQB Smarts program	SWQMP is approved
Land Use Planning	Error! Reference source not found.	Complete the general plan amendment and zoning change.	City of Rialto	-	City Notice of Adoption of IS/MND	Documentation complete
Noise	Error! Reference source not found.	Mitigation to achieve 45 CNEL or better in interior spaces includes fresh air ventilation and enhanced glazing.	Developer's contractor	Noise consultant City inspector	City Notice of Adoption of IS/MND	Mitigation meets 45 CNEL in interior spaces
Noise	Error! Reference source not found.	To demonstrate that the interior noise levels meet noise standard of the City of Rialto and State of California, the developer shall have an exterior-to-interior noise analysis performed by an acoustical consultant for the building located at the northwest corner of the property when the building plans are available as a	Developer's noise consultant	Noise consultant	City Notice of Adoption of IS/MND	Analysis conducted prior to build.

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Noise	Error! Reference source not found.	condition of approval for building permits. Limit the hours and days of construction-related activities according to the following schedule in the Rialto Municipal Code (City of Rialto, 2016, p. 9.50.070 Noise Control).	Developer's contractor	City police	Police report	No complaints
Noise	Error! Reference source not found.	Prior to the issuance of any grading or building permit, the grading plans shall indicate that during all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.	Developer's contractor	City inspector	City files	No complaints
Noise	Error! Reference source not found.	Prior to the issuance of any grading or building permit, the grading plans shall mandate	Developer's contractor	City inspector	City files	No complaints

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Noise	not found.	that the construction contractor prohibit the use of personal or commercial music or sound amplification on the project site during construction.				
Noise	Error! Reference source not found.	Prior to the issuance of any grading or demolition permit, the grading plans shall provide that the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.	Developer's contractor	City inspector	City files	No complaints
Noise	Error! Reference source not found.	Prior to the issuance of any grading or demolition permit, the grading plans shall provide that the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.	Developer's contractor	City inspector	City files	No complaints

Mitigation	Mitigation Measures	Description	Responsible Party	Monitoring	Reporting	Success Criteria
Utilities and Service Systems	Error! Reference source not found.	Develop a waste removal and recycling plan to meet state regulations for 50% post construction waste to be recycled and for asbestos and other toxic materials removals to be managed and disposed of according to state regulations.	Developer's contractor	City inspector	City files	No citations



NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Rialto
Development Services Department
150 South Palm Avenue
Rialto, CA 92376

Clerk of the Board
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Randall Avenue Apartments (Related Files: Environmental Assessment Review No. 15-70, General Plan Amendment No. 15-05, Zone Change No. 334, Conditional Development Permit No. 798, & Precise Plan of Design No. 2430)

State Clearinghouse Number: N/A **Lead Agency Contact Person:** Daniel Casey, Associate Planner

Area Code/Telephone: (909) 820-2535

Project Location: South side of Randall Avenue approximately 300 feet east of Willow Avenue (APNs: 0132-031-13 & -14)

Project Description: Development of a sixty-eight (68) unit apartment complex and associated paving, landscaping, fencing and lighting on approximately 4.67 gross acres of land. In conjunction with the project, the applicant proposes to change the General Plan land use designation of the project site from Residential 6 to Residential 21 and to change the zoning designation of the project site from Single-Family Residential (R-1C) to Multi-Family Residential (R-3).

Project Proponent & Address: Emaar Enterprise - 998 S. Teakwood Avenue, Bloomington, CA 92316

Contact info & Phone: Shareef Awad - (909) 519-1355

This is to advise that the City of Rialto has approved the above described project on **September 27, 2016** and has made the following determinations regarding the above described project.

1. The project { will will not} have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures { were were not} made a condition of the approval of the project.
4. A statement of Overriding Considerations { was was not} adopted for this project.

This is to certify that the **Mitigated Negative Declaration** and record of project approval is available to the general public at the City of Rialto, Development Services Department, Planning Division, 150 South Palm Avenue, Rialto, CA 92376

Daniel Casey, Associate Planner

Date: _____

Date received for filing and posting at OPR:

1 WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning
2 Commission shall hold a public hearing for a proposed amendment to an adopted specific plan
3 and forward a recommendation to the City Council for action; and

4 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
5 conducted a duly noticed public hearing, as required by law, on GPA No. 15-05, ZC No. 334,
6 and CDP No. 798, took testimony, at which time it received input from staff, the city attorney,
7 and the applicant; heard public testimony; discussed GPA No. 15-05, ZC No. 334, and CDP No.
8 798; and closed the public hearing; and

9 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

10 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
11 Rialto as follows:

12 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
13 forth in the recitals above of this Resolution are true and correct and incorporated herein.

14 SECTION 2. Based on substantial evidence presented to the Planning Commission during
15 the public hearing conducted with regard to GPA No. 15-05, including written staff reports, verbal
16 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
17 Commission hereby determines that GPA No. 15-05 satisfies the requirements of Government Code
18 Sections 65358 pertaining to the findings which must be made precedent to amending a General
19 Plan. The findings are as follows:

- 20
21 1. That the proposed General Plan Amendment is in the public interest.

22 *This finding is supported by the following facts:*

23 The land immediately adjacent to the east of the Site similarly contains a Residential 21 land
24 use designation and is zoned R-3. Additionally, Autumn Ridge Apartments, a 140-unit
25 apartment complex, is located immediately adjacent to the southeast corner of the project
26 site, and Spring Creek Apartments, a 78-unit apartment complex, is located approximately
27 650 feet to the southeast of the project site. The Project will facilitate the development of an
28 apartment complex in keeping with the character of the surrounding area.

The Project will facilitate the development of additional market-rate housing within the
City. Any member of the public seeking to reside within Rialto will be provided an

1 opportunity to lease a new apartment unit within a high-quality, well-maintained, gated
2 complex. Furthermore, the development of a sixty-eight (68) unit apartment complex will
3 contribute to an increase in revenues collected in form of permit fees, development impact
4 fees, sales tax, and property tax.

4 SECTION 3. An Initial Study (Environmental Assessment Review No. 15-70) has been prepared
5 for the proposed project in accordance with the California Environmental Quality Act (CEQA) and
6 it has been determined that any impacts will be reduced to a level of insignificance and a Mitigated
7 Negative Declaration has been prepared in accordance with CEQA. The Planning Commission
8 hereby recommends that the City Council adopt the Mitigated Negative Declaration and direct the
9 Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors
10 for San Bernardino County.

11 SECTION 4. The Planning Commission hereby recommends that the City Council
12 approve GPA No. 15-05 to change the land use designation of the Site from Residential 6 to
13 Residential 21, in accordance with the application on file with the Planning Division, subject to the
14 following conditions:

- 15 1. GPA No. 15-05 is approved changing the zoning designation of approximately 4.67
16 gross acres of land (APNs: 0132-031-13 & -14) located on the south side of Randall
17 Avenue approximately 300 feet east of Willow Avenue, and described in the legal
18 description attached as Exhibit X, from Residential 6 to Residential 21. If the
19 Conditions of Approval specified herein are not satisfied or otherwise completed, the
20 Project shall be subject to revocation.
- 21 2. Prior to the issuance of building or grading permits for the proposed development, a
22 Precise Plan of Design shall be approved by the City's Development Review Committee
(DRC).
- 23 3. City inspectors shall have access to the Site to reasonably inspect the Site during
24 normal working hours to assure compliance with these conditions and other codes.
- 25 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
26 officers, or employees from any claims, damages, action, or proceeding against the
27 City or its agents, officers, or employees to attack, set aside, void, or annul any
28 approval of the City, its advisory agencies, appeal boards, or legislative body
concerning GPA No. 15-05. The City will promptly notify the applicant of any such

1 claim, action, or proceeding against the City, and applicant will cooperate fully in the
2 defense.

- 3 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
4 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
5 subject to protest by the applicant at the time of approval or conditional approval of
6 the Project or within 90 days after the date of the imposition of the fees, dedications,
7 reservations, or exactions imposed on the Project.
- 8 6. The City shall prepare a Fiscal Impact Analysis report at the applicant's cost. The report
9 shall analyze the Project's impact to the City's General Fund. The applicant shall be
10 required to mitigate any negative fiscal impacts identified in the report through the
11 formation of a Community Facilities District, payment of a Municipal Services Fee, or
12 other acceptable mitigation method.

13 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
14 adoption of this resolution and thereupon the same shall take effect and be in force.

15 PASSED, APPROVED AND ADOPTED this 31st day of August, 2016.

16 _____
17 JERRY GUTIERREZ, CHAIR
18 CITY OF RIALTO PLANNING COMMISSION
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Exhibit 'A'

LEGAL DESCRIPTION
ZONE CHANGE

PARCEL "A"

THAT EAST 330.00 FEET OF THE WEST ½ OF FARM LOT 156, ACCORDING TO MAP SHOWING
SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER
MAP PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY,
STATE OF CALIFORNIA

DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE STREET.

Prepared under my supervision:

Henry C. Poquiz
L.S. 6048

8/16/16
Date



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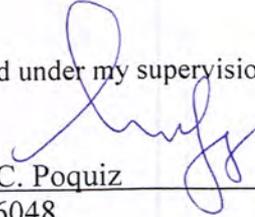
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DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE STREET.

Prepared under my supervision:

Henry C. Poquiz 8/10/16
L.S. 6048 Date



1 WHEREAS, pursuant to Section 18.06.030(C) of the Rialto Municipal Code, the
2 Planning Commission shall hold a public hearing for a proposed amendment to an adopted
3 specific plan and forward a recommendation to the City Council for action; and

4 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
5 conducted a duly noticed public hearing, as required by law, on ZC No. 334, GPA No. 15-05,
6 and CDP No. 798, took testimony, at which time it received input from staff, the city attorney,
7 and the applicant; heard public testimony; discussed ZC No. 334, GPA No. 15-05, and CDP No.
8 798; and closed the public hearing; and

9 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

10 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
11 Rialto as follows:

12 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
13 forth in the recitals above of this Resolution are true and correct and incorporated herein.

14 SECTION 2. Based on substantial evidence presented to the Planning Commission during
15 the public hearing conducted with regard to ZC No. 334, including written staff reports, verbal
16 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
17 Commission hereby determines that ZC No. 334 satisfies the requirements of Section 18.06.030 of
18 the Rialto Municipal Code pertaining to the findings which must be made precedent to adopting a
19 zone change. The findings are as follows:

- 20
21 1. That the proposed zone change is consistent with the General Plan of the City of
22 Rialto; and

23 *This finding is supported by the following facts:*

24 In conjunction with the Project, the applicant proposes GPA No. 15-05 to change the land
25 use designation of the Site from Residential 6 to Residential 21. The Residential 21 land use
26 designation and the R-3 zone both allow residential developments between 12.1 and 21.0
27 dwelling units per acre. GPA No. 15-05, ZC No. 334, and CDP No. 798 are proposed to
28 facilitate the development of a sixty-eight (68) unit apartment complex with a density of
14.56 dwelling units per acre. The zone change and the subsequent development are
therefore consistent with the proposed General Plan land use designation.

1 2. That the proposed zone change will not adversely affect the surrounding properties.

2 *This finding is supported by the following facts:*

3 The land immediately adjacent to the east of the Site similarly contains a Residential 21 land
4 use designation and is zoned R-3. Additionally, Autumn Ridge Apartments, a 140-unit
5 apartment complex, is located immediately adjacent to the southeast corner of the project
6 site, and Spring Creek Apartments, a 78-unit apartment complex, is located approximately
650 feet to the southeast of the project site. The Project will facilitate the development of an
apartment complex in keeping with the character of the surrounding area.

7 The proposed development, in conjunction with the project, will include the installation of a
8 six (6) foot solid block wall along all property lines adjacent to the surrounding
9 developments. Additionally, landscape planters, and drive-aisles will be installed between
10 the wall and the proposed structures providing significant setbacks between the proposed
11 structures and the surrounding properties. These design features, as well as others, will
serve to make the proposed development as benign as possible.

12 Additionally, mitigation measures, included in the Initial Study prepared for the Project
13 (Environmental Assessment Review No. 15-70), will assist in mitigating any impacts related
14 biological resources, cultural resources, geology and soils, hazards and hazardous materials,
hydrology and water quality, noise, and utilities and service systems to a level of
insignificance.

15 SECTION 3. An Initial Study (Environmental Assessment Review No. 15-70) has been prepared
16 for the proposed project in accordance with the California Environmental Quality Act (CEQA) and
17 it has been determined that any impacts will be reduced to a level of insignificance and a Mitigated
18 Negative Declaration has been prepared in accordance with CEQA. The Planning Commission
19 hereby recommends that the City Council adopt the Mitigated Negative Declaration and direct the
20 Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors
21 for San Bernardino County.

22 SECTION 4. The Planning Commission hereby recommends that the City Council
23 approve ZC No. 334 to change the zoning designation of the Site from R-1C to R-3, in accordance
24 with the application on file with the Planning Division, subject to the following conditions:
25

- 26
- 27 1. ZC No. 334 is approved changing the zoning designation of approximately 4.67 gross
28 acres of land (APNs: 0132-031-13 & -14) located on the south side of Randall Avenue
approximately 300 feet east of Willow Avenue, and described in the legal description

1 attached as Exhibit X, from R-1C to R-3. If the Conditions of Approval specified herein
2 are not satisfied or otherwise completed, the Project shall be subject to revocation.

- 3 2. Prior to the issuance of building or grading permits for the proposed development, a
4 Precise Plan of Design shall be approved by the City's Development Review Committee
5 (DRC).
- 6 3. City inspectors shall have access to the Site to reasonably inspect the Site during
7 normal working hours to assure compliance with these conditions and other codes.
- 8 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
9 officers, or employees from any claims, damages, action, or proceeding against the
10 City or its agents, officers, or employees to attack, set aside, void, or annul any
11 approval of the City, its advisory agencies, appeal boards, or legislative body
12 concerning ZC No. 334. The City will promptly notify the applicant of any such
13 claim, action, or proceeding against the City, and applicant will cooperate fully in the
14 defense.
- 15 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
16 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
17 subject to protest by the applicant at the time of approval or conditional approval of
18 the Project or within 90 days after the date of the imposition of the fees, dedications,
19 reservations, or exactions imposed on the Project.
- 20 6. The City shall prepare a Fiscal Impact Analysis report at the applicant's cost. The report
21 shall analyze the Project's impact to the City's General Fund. The applicant shall be
22 required to mitigate any negative fiscal impacts identified in the report through the
23 formation of a Community Facilities District, payment of a Municipal Services Fee, or
24 other acceptable mitigation method.
- 25 7. Approval of Zone Change No. 334 will not be valid until such time that the City Council
26 of the City of Rialto has approved General Plan Amendment No. 15-05, which was
27 prepared in conjunction with the Project.

28 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
adoption of this resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 31st day of August, 2016.

JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

Exhibit 'A'

LEGAL DESCRIPTION
ZONE CHANGE

PARCEL "A"

THAT EAST 330.00 FEET OF THE WEST ½ OF FARM LOT 156, ACCORDING TO MAP SHOWING
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MAP PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY,
STATE OF CALIFORNIA

DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE STREET.

Prepared under my supervision:

Henry C. Poquiz
L.S. 6048

8/16/16
Date



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1 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
2 Rialto as follows:

3 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
4 forth in the recitals above of this Resolution are true and correct and incorporated herein.

5 SECTION 2. Based on substantial evidence presented to the Planning Commission during
6 the public hearing conducted with regard to CDP No. 798, including written staff reports, verbal
7 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
8 Commission hereby determines that CDP No. 798 satisfies the requirements of Section 18.66.020 of
9 the Rialto Municipal Code pertaining to the findings which must be made precedent to granting a
10 conditional development permit. The findings are as follows:

- 11 1. The proposed use is deemed essential or desirable to provide a service or facility
12 which will contribute to the convenience or general well-being of the neighborhood
13 or community; and

14 *This finding is supported by the following facts:*

15 The Project is anticipated to be a benefit to the community and an improvement to the
16 surrounding area by providing new quality housing for both current and future residents of
17 Rialto. Additionally, the 2010 General Plan Housing Element identified the need for multi-
family developments within the City.

- 18 2. The proposed use will not be detrimental or injurious to health, safety, or general
19 welfare of persons residing or working in the vicinity; and

20 *This finding is supported by the following facts:*

21 To the north of the project site, across Randall Avenue, is Milor High School, and to the
22 east, is a 1,200 square foot single-family residence. Several single-family residences
23 surround the project site on the south and west. The proposed zoning of the project site is
24 Multi-Family Residential (R-3). The properties to the east are similarly zoned R-3. The
25 property to the north is zoned Agricultural (A-1), and the properties to the south and west
26 are zoned Single-Family Residential (R-1C). The Project is consistent with the R-3 zone
27 and the surrounding land uses. The most sensitive uses near the project site are the single-
family residences adjacent to the south and west of the project site. These land uses are not
28 expected to be negatively impacted by the proposed project, since measures, such as
landscape buffering, block wall screening, and increased building setbacks, will be
implemented.

1 Additionally, mitigation measures, included in the Initial Study prepared for the Project
2 (Environmental Assessment Review No. 15-70), will assist in mitigating any impacts related
3 biological resources, cultural resources, geology and soils, hazards and hazardous materials,
4 hydrology and water quality, noise, and utilities and service systems to a level of
5 insignificance.

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3. The site for the proposed use is adequate in size, shape, topography, accessibility and other physical characteristics to accommodate the proposed use in a manner compatible with existing land uses; and

This finding is supported by the following facts:

The Site contains 4.67 gross acres, is rectangular, fairly level, and adjacent to two (2) public streets, all of which will be able to accommodate the proposed development. The Project will have two (2) points of access – one (1) via Randall Avenue and one (1) via Alice Avenue, the latter being restricted to emergency access only. In addition, the development will have parking spaces, of which 161 parking spaces, which exceeds the quantity of parking spaces required by Chapter 18.58 (Off-Street Parking) of the Rialto Municipal Code.

4. The site has adequate access to those utilities and other services required for the proposed use; and

This finding is supported by the following facts:

The Site will have adequate access to all utilities and services required through main water, electric, sewer, and other utility lines that will be hooked up to the Site.

5. The proposed use will be arranged, designed, constructed, and maintained so as it will not be injurious to property or improvements in the vicinity or otherwise be inharmonious with the General Plan and its objectives, the Renaissance Specific Plan, or any zoning ordinances, and

This finding is supported by the following facts:

The use is consistent with the R-3 zone. The Project, as submitted, meets or exceeds the applicable development criteria of the R-3 zone and the design criteria contained in Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code. Additionally, the building locations have been plotted in such a manner as to provide the greatest setback possible from the adjacent single-family residences to the south and west.

The exterior elevations are designed with a traditional style. This includes wood frame construction with a stucco finish painted in three (3) distinct colors. The main walls will have a two-tone color scheme consisting of a medium brown along the base and off-white above, while the projected elements will feature a contrasting dark tan color. Additional architectural elements of the buildings include concrete tile roofing, foam molding, wood

1 shutters, and generous amounts of stone veneer. Each apartment building will be two (2)
2 stories in height, with a maximum building height of twenty-seven (27) feet.

3 Private balconies and independent laundry facilities are also provided within each unit. A
4 total of 48,311 square feet of common open space has been incorporated, which exceeds the
5 minimum required amount of 27,200 square feet. Included in the open space are a
6 community pool, two tot-lots, and a recreation building. Landscaping has been abundantly
7 incorporated into the site. The landscape coverage for the project is 28.0 percent, which
8 exceeds the minimum required amount of 10 percent.

9 Overall, the project can be characterized as a high-quality multi-family development.

10 6. Any potential adverse effects upon the surrounding properties will be minimized to
11 every extent practical and any remaining adverse effects shall be outweighed by the
12 benefits conferred upon the community or neighborhood as a whole.

13 *This finding is supported by the following facts:*

14 The Project's effects will be minimized through the implementation of the Conditions of
15 Approval contained herein, and through the implementation of Conditions of Approval
16 imposed by the Development Review Committee during the Precise Plan of Design Process.
17 The development of a high-quality multi-family development will provide additional
18 housing opportunities. Therefore, any potential adverse effects are outweighed by the
19 benefits conferred upon the community and neighborhood as a whole.

20 SECTION 3. An Initial Study (Environmental Assessment Review No. 15-70) has been
21 prepared for the proposed project in accordance with the California Environmental Quality Act
22 (CEQA) and it has been determined that any impacts will be reduced to a level of insignificance and
23 a Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning
24 Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration
25 and direct the Planning Division to file the necessary documentation with the Clerk of the Board of
26 Supervisors for San Bernardino County.

27 SECTION 4. The Planning Commission hereby recommends that the City Council approve
28 CDP No. 798, in conjunction with the GPA No. 15-05 and ZC No. 334, to allow the development of
a sixty-eight (68) unit apartment complex on 4.67 gross acres of land located on the south side of
Randall Avenue approximately 300 feet south of Willow Avenue (APNs: 0132-031-13 & -14), in

1 accordance with the application on file with the Planning Division, subject to the following
2 conditions:

- 3 1. The approval is granted allowing the development of a sixty-eight (68) unit apartment
4 complex on approximately 4.67 gross acres of land (APNs: 0132-031-13 & -14) located
5 on the south side of Randall Avenue approximately 300 feet east of Willow Avenue, as
6 shown on the plans submitted to the Planning Division on August 1, 2016, and as
7 approved by the Planning Commission. If the Conditions of Approval specified herein
8 are not satisfied or otherwise completed, the project shall be subject to revocation.
- 9 2. Prior to the issuance of building or grading permits for the proposed development, a
10 Precise Plan of Design shall be approved by the City's Development Review Committee
11 (DRC).
- 12 3. City inspectors shall have access to the site to reasonably inspect the site during normal
13 working hours to assure compliance with these conditions and other codes.
- 14 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
15 officers, or employees from any claims, damages, action, or proceeding against the City
16 or its agents, officers, or employees to attack, set aside, void or annul, and approval of
17 the City, its advisory agencies, appeal boards, or legislative body concerning CDP No.
18 798. The City will promptly notify the applicant of any such claim, action, or
19 proceeding against the City and will cooperate fully in the defense.
- 20 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
21 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
22 subject to protest by the applicant at the time of approval or conditional approval of the
23 Project or within 90 days after the date of the imposition of the fees, dedications,
24 reservations, or exactions imposed on the Project.
- 25 6. The Applicant shall coordinate with the Gabrieleño Band of Mission Indians-Kizh
26 Nation, prior to the issuance of a grading permit, to allow for a Native American
27 Monitor to be located on-site during all ground disturbances, or as required by the
28 Gabrieleño Band of Mission Indians-Kizh Nation.
7. All new walls, including any retaining walls, shall be comprised of decorative masonry
block. Decorative masonry block means tan slumpstone, tan split-face, or precision
block with a stucco, plaster, or cultured stone finish. All decorative masonry walls and
pilasters shall include a decorative masonry cap. Pilasters shall be incorporated within
all new walls. The pilasters shall be spaced a maximum of fifty (50) feet on-center and
shall be placed at all corners and ends of the wall. All pilasters shall protrude a
minimum six (6) inches above and to the side of the wall. All walls and pilasters shall
be identified on the site plan, and an elevation detail for the walls shall be included in the
formal building plan check submittal prior to the issuance of building permits.

- 1 8. Decorative pavement shall be provided at all vehicular access points to the site. The
2 decorative pavement shall extend across the entire width and depth of the driveway, as
3 measured from the property line. Decorative pavement means decorative pavers and/or
4 color stamped concrete. The location of the decorative pavement shall be identified on
5 the Precise Grading Plan prior to the issuance of a grading permit, and it shall also be
6 identified on the site plan within the formal building plan check submittal prior to the
7 issuance of building permits. The type of decorative pavement shall be identified on the
8 formal Landscape Plan submittal prior to the issuance of building permits.
- 9 9. The exterior of all trash enclosures shall match the material and base color of the
10 building. Additionally, the trash enclosure shall contain solid steel doors and an
11 overhead trellis. Corrugated metal and chain-link are not acceptable materials to use
12 within the trash enclosure. An elevation detail for the trash enclosures shall be provided
13 within formal building plan check submittal prior to the issuance of building permits.
- 14 10. All light standards, including the base, shall be a maximum twenty (20) feet high, as
15 measured from the finished surface. Lighting shall be shielded and/or directed toward
16 the site so as not to produce direct glare or "stray light" onto adjacent properties. All
17 light standards shall be identified on the site plan and a note indicating the height
18 restriction shall be included within the formal building plan check submittal prior to the
19 issuance of building permits.
- 20 11. One (1) fifteen (15) gallon tree shall be provided every three (3) parking spaces. All
21 parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be
22 identified on the formal Landscape Plan submittal prior to the issuance of building
23 permits.
- 24 12. One (1) twenty-four (24) inch box tree shall be installed every thirty (30) feet within the
25 on-site landscape setback along Randall Avenue. All on-site tree species shall consist of
26 evergreen broadleaf trees and/or palm trees. The trees shall be identified on the formal
27 Landscape Plan submittal prior to the issuance of building permits.
- 28 13. One (1) twenty-four (24) inch box tree shall be installed every thirty (30) linear feet
within the public right-of-way parkway along Randall Avenue. The street tree species
along Randall Avenue shall be the *Tristania Conferta* "Brisbane Box" and/or the
Quercus Virginianan "Southern Live Oak". The trees shall be identified on the formal
Landscape Plan submittal prior to the issuance of building permits.
14. Undulating berms shall be incorporated within the landscape setback along Randall.
The highest part of the berms shall be at least three (3) feet in height. The berms shall be
identified on the Precise Grading Plan prior to the issuance of a grading permit. The
berms shall also be identified on the formal Landscape Plan submittal prior to the
issuance of building permits.

- 1 15. All land not covered by structures, walkways, parking areas, and driveways, unless
2 otherwise specified, shall be planted with a substantial amount of trees, shrubs, and
3 groundcover. Trees shall be spaced a minimum of thirty (30) feet on-center and shrubs
4 and groundcover shall be spaced an average of three (3) feet on-center or less. All
5 planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic
6 mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite
7 are not acceptable materials to use within planter areas. All planter areas on-site shall be
8 permanently irrigated and maintained. The planting and irrigation shall be identified on
9 the formal Landscape Plan submittal prior to the issuance of building permits.
- 10 16. All ground mounted equipment and utility boxes, including transformers, fire-
11 department connections, backflow devices, etc. shall be surrounded by a minimum of
12 two (2) rows of five (5) gallon shrubs spaced a maximum of twenty-four (24) inches on-
13 center, prior to the issuance of a Certificate of Occupancy.
- 14 17. All downspouts on all elevations of the building shall be routed through the building.
15 The internal downspouts shall be identified within the formal building plan check
16 submittal prior to the issuance of building permits.
- 17 18. All wrought-iron fencing and sliding gates shall be painted black prior to the issuance of
18 a Certificate of Occupancy.
- 19 19. The applicant shall obtain all necessary approvals and operating permits from all
20 Federal, State and local agencies prior to the issuance of a Certificate of Occupancy.
- 21 20. The privileges granted by the Planning Commission pursuant to approval of this
22 Conditional Development Permit are valid for one (1) year from the effective date of
23 approval. If the applicant fails to commence the project within one year of said effective
24 date, this conditional development permit shall be null and void and any privileges
25 granted hereunder shall terminate automatically. If the applicant or his or her successor
26 in interest commence the project within one year of the effective date of approval, the
27 privileges granted hereunder will continue inured to the property as long as the property
28 is used for the purpose for which the conditional development permit was granted, and
such use remains compatible with adjacent property uses.
21. If the applicant fails to comply with any of the conditions of approval placed upon
Conditional Development Permit No. 798 or any conditions placed upon the approval of
the Precise Plan of Design required by Condition No. 2 above, the Planning
Commission may initiate proceedings to revoke the conditional development permit in
accordance with the provisions of Sections 18.66.070 through 18.66.090, inclusive, of
the Rialto Municipal Code.

Exhibit 'A'

LEGAL DESCRIPTION
ZONE CHANGE

PARCEL "A"

THAT EAST 330.00 FEET OF THE WEST ½ OF FARM LOT 156, ACCORDING TO MAP SHOWING
SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER
MAP PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAN BERNARDINO COUNTY,
STATE OF CALIFORNIA

DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE STREET.

Prepared under my supervision:

Henry C. Poquiz
L.S. 6048

8/16/16
Date



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Legislation Details (With Text)

File #: 16-605 Version: 1 Name:

Type: Agenda Item Status: Agenda Ready

File created: 8/22/2016 In control: Planning Commission

On agenda: 8/31/2016 Final action:

Title: General Plan Amendment No. 15-02: A request to change the general plan land use designation of 4.65 gross-acres of land (APN: 0127-281-01) located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road from Residential 6 (2.1-6.0 du/acre) to Residential 21 (12.1-21.0 du/acre). A Mitigated Negative Declaration (Environmental Assessment Review No. 15-60) has been prepared for consideration in conjunction with the project.

Zone Change No. 333: A request to change the zoning designation of 4.65 gross-acres of land (APN: 0127-281-01) located on the east side of Cactus Avenue approximately 280 feet east of Base Line Road from Single-Family Residential (R-1C) to Multi-Family Residential (R-3). A Mitigated Negative Declaration (Environmental Assessment Review No. 15-60) has been prepared for consideration in conjunction with the project

Conditional Development Permit No. 800: A request to allow the development of an eighty-four (84) unit apartment complex on 4.65 gross-acres of land (APN: 0127-281-01) located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road. A Mitigated Negative Declaration (Environmental Assessment Review No. 15-60) has been prepared for consideration in conjunction with the project.

Sponsors:

Indexes:

Code sections:

- Attachments:
- [Exhibit A - Location Map](#)
 - [Exhibit B - Site Plan](#)
 - [Exhibit C - Floor Plans](#)
 - [Exhibit D - Color Elevations](#)
 - [Exhibit E - Existing General Plan Land Use](#)
 - [Exhibit F - Existing Zoning](#)
 - [Exhibit G - Proposed General Plan Land Use](#)
 - [Exhibit H - Proposed Zoning](#)
 - [Exhibit I - Community Meeting Attendance](#)
 - [Exhibit J - Community Meeting Comment Card](#)
 - [Exhibit K - Initial Study](#)
 - [Exhibit L - Mitigation Monitoring & Reporting Program](#)
 - [Exhibit M - Notice of Determination](#)
 - [Exhibit N - Draft Resolution for GPA No. 15-02](#)
 - [Exhibit O - Legal Description](#)
 - [Exhibit P - Draft Resolution for ZC No.pdf](#)
 - [Exhibit Q - Draft Resolution for CDP No.pdf](#)

Date	Ver.	Action By	Action	Result
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For the Planning Commission Meeting of August 31, 2016

TO: Honorable Chairman and Planning Commissioners
APPROVAL: Robb Steel, Assistant CA/Development Services Director
REVIEWED BY: Gina M. Gibson, Planning Manager
FROM: Daniel Casey, Associate Planner

General Plan Amendment No. 15-02: A request to change the general plan land use designation of 4.65 gross-acres of land (APN: 0127-281-01) located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road from Residential 6 (2.1-6.0 du/acre) to Residential 21 (12.1-21.0 du/acre). A Mitigated Negative Declaration (Environmental Assessment Review No. 15-60) has been prepared for consideration in conjunction with the project.

Zone Change No. 333: A request to change the zoning designation of 4.65 gross-acres of land (APN: 0127-281-01) located on the east side of Cactus Avenue approximately 280 feet east of Base Line Road from Single-Family Residential (R-1C) to Multi-Family Residential (R-3). A Mitigated Negative Declaration (Environmental Assessment Review No. 15-60) has been prepared for consideration in conjunction with the project

Conditional Development Permit No. 800: A request to allow the development of an eighty-four (84) unit apartment complex on 4.65 gross-acres of land (APN: 0127-281-01) located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road. A Mitigated Negative Declaration (Environmental Assessment Review No. 15-60) has been prepared for consideration in conjunction with the project.

APPLICANT:

BM Investments, Inc., 440 N. Mountain Avenue, #224, Upland, CA 91786.

LOCATION:

The project site consists of one (1) parcel of land located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road (APN: 0127-281-01) (Refer to the attached Location Map (Exhibit A)).

BACKGROUND:

Surrounding Land Use and Zoning

Location	Existing Land Use	Zoning
Site	Vacant	Single-Family Residential (R-1C)
North	Single-Family Residences	Multi-Family Residential (R-3)
East	Single-Family Residences	Single-Family Residential (R-1C)
South	Various Commercial Developments	Neighborhood Commercial (C-1)
West	Single Family Residences	Single-Family Residential (R-CL)

General Plan Designations

Location	General Plan Designation
Site	Residential 6 (2.1-6 dwelling units per acre)
North	Residential 6 (2.1-6 dwelling units per acre)
East	Residential 6 (2.1-6 dwelling units per acre)
South	Community Commercial
West	Residential 6 (2.1-6 dwelling units per acre)

Site Characteristics

The project site is a relatively flat, rectangular-shaped piece of land comprised of one parcel. The parcel is approximately 4.65 gross-acres in size with approximate dimensions of 607 feet (east-west) by 333 feet (north-south). The entire the project site is vacant and covered by natural grasses and shrubs, though it did previously contain one single-family residence that was recently demolished.

The project site is bound on the west by Cactus Avenue. The project site is surrounded on the north, east, and west, across Cactus Avenue, by single-family residential subdivisions. To the south are several commercial developments including a 7-Eleven gas station, a 4,898 square foot multi-tenant retail building, an 8,580 square foot multi-tenant retail building, a 1,938 square foot fast-food restaurant, and a 6,635 square foot day-care facility. The zoning of the project site and the properties to the east is Single-Family Residential (R-1C). The zoning of the properties to the north is Multi-Family Residential (R-3), the zoning of the properties to the south is Neighborhood Commercial (C-1), and the zoning of the property to the west is Single-Family Residential (R-CL) within the Rialto Airport Specific Plan.

ANALYSIS/DISCUSSION :

General

BM Investments, Inc. proposes to develop a market-rate apartment complex on the project site. According to the applicant's site plan (Exhibit B), the complex will be comprised of eight (8) buildings containing eighty-four (84) dwelling units and one (1) manager/recreation building. The proposed density of the project is 18.42 dwelling units per acre. The complex will feature six (6) 15,651 square foot two-story buildings each containing nine (9) units and two (2) 24,178 square foot three-story buildings each containing fifteen (15) units. In addition to the residential buildings, the complex will also contain a 1,711 square foot manager/recreation building. The combined floor area of all buildings will be 143,973 square feet.

The floor plans (Exhibit C) indicate that the complex will have a mix of unit types - 14 one-bedroom apartments (710-860 square feet), 38 two-bedroom apartments (948-1,200 square feet), 20 three-bedroom apartments (1,072-1,164 square feet), and 12 four bedroom apartments (1,278 square feet). Each unit will additionally contain living areas, a kitchen, laundry equipment, storage closets, and a private patio.

Site Layout

In accordance with Chapter 18.61 (Design Guidelines) of the Rialto Municipal Code, the project has been designed so that the buildings and landscaping dominate the street scene, as opposed to

parking. Two buildings are shown placed at the required front building setback. Between these buildings is a noteworthy drive-entrance containing decorative paving and a landscaped median. The remaining buildings are located within the center of the project site, surrounded by a drive-aisle which loops around the inside of the project site. It should be noted, that the buildings nearest the single-family residences to the north and east are all two-story in size, as opposed to three-story. The three-story buildings are shown adjacent to the commercial developments located to the south. This configuration will ensure that the scale of the buildings is consistent with that of the adjacent residences. Additionally, spread throughout the center of the complex, between buildings, is 34,115 square feet of common open space. According to the site plan, the common open space will include a community pool, a tot-lot, and a recreation building.

Additionally, residents and guests will have access to 201 parking spaces, of which 134 parking spaces will be within enclosed garages. Sidewalks throughout the development will connect the buildings and allow residents to walk throughout the complex. Finally, the complex will be gated and enclosed with a six foot high decorative masonry wall to provide exclusivity and security to the residents.

Architectural Design

The exterior of all buildings is consistent with a Mediterranean multi-family architectural style (Exhibit D). Each building will feature an articulated footprint through the incorporation of projected elements and recessed niches on all four (4) sides of each building. All buildings will have an exterior stucco finish painted in a light tan color. Other key features of the buildings include concrete tile roofing, foam molding, and exposed rafter tails. The apartment buildings will vary in height from two (2) stories to three (3) stories, with a maximum building height of thirty-five (35) feet.

Access

An existing portion of Cactus Avenue will provide access to the new apartment complex. A new distinctive driveway, featuring a landscaped median, decorative paving, and signage, will be located within the center of the project site street frontage. An additional access point will be provided at the southerly end of the Cactus Avenue frontage. This particular access point will be restricted to emergency access only.

Parking

The development will have 201 parking spaces. These quantities meet the minimum parking requirement as shown in the parking calculation chart below and as required under Chapter 18.58 (Off-Street Parking) of the Rialto Municipal Code:

Type of Use	Floor Area (square feet)	Parking Ratio	Number of spaces required
<u>Multiple-Family Residential</u>			
Parking Spaces (Covered Included)	N/A	2 / 1 dwelling unit	168
Guest Spaces	N/A	1 / 4 dwelling units	21
<u>Office</u>	404	1 / 250	2

Total Required/Total Provided	191/201
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Landscaping

The landscape coverage for the project is 24.9 percent, which exceeds the minimum required amount of 10.0 percent. This includes a thirty-five (35) foot wide landscape setback adjacent to the public right-of-way along Cactus Avenue, as well as a fifteen (15) foot landscape planter along the rear property line and five (5) planters along both side property lines. The landscape planters will feature undulating berms, twenty-four (24) inch box trees every thirty (30) feet, and an abundant amount of shrubs and ground cover.

General Plan Amendment No. 15-02 & Zone Change No. 333

As previously noted, the project site has a General Plan land use designation of Residential 6 (2.1 - 6.0 du/acre) and a zoning designation of Single-Family Residential (R-1C). Per Section 18.10.020 of the Rialto Municipal Code, multi-family residential apartment complexes are not permitted within the R-1C zone, while the Residential 6 general plan designation limits development of the project site to a maximum of six (6) dwelling units per acre. Thus, the current general plan land use designation and the current zoning designation cannot accommodate the density of the proposed subdivision.

In order to develop the proposed project, the developer has applied for a Zone Change and a General Plan Amendment. A General Plan land use designation of Residential 21 (12.1 - 21.0 du/ac) and a zoning designation of Multi-Family Residential (R-3) are the most logical designations to accommodate the project. These designations can allow the desired density and provide for a quality multi-family development.

The R-3 zone and the Residential 21 General Plan land use designation are consistent with the surrounding land use designations and some developments in the nearby area. For example, the land immediately adjacent to the north and northwest of the project site is similarly zoned R-3, although it does have an inconsistent Residential 6 land use designation and is developed with single-family residences. Meanwhile, nearby at the southeast corner of Cactus Avenue and Base Line Road there is approximately 31.8 acres of land with a Residential 21 designation, although most of this land is a part of the Elm Park single-family subdivision. Several large apartment complexes exist in the nearby area including Willow Village, a 100-unit apartment complex located approximately 1,050 east of the project site, Cactus Grove Apartments a 53-unit apartment complex is located approximately 1,300 feet directly south of the project site, and Bella Vista Apartments, a 50-unit apartment complex located approximately 1,300 feet to the southeast of the project site.

The project site is fully surrounded by developed land, and it has remained historically undeveloped, notwithstanding the one residence that previously occupied the site. Given the dimensions of the project site, at most 16 single-family lots could be created under the current R-1C zoning. An R-1C single-family residential subdivision is not a viable option for the project site in today's market, which favors small lot, clustered developments, or multi-family developments.

Exhibits demonstrating the existing and proposed General Plan land use designations and the zoning designations of the project site are attached to the staff report as Exhibits E-H .

Economic Development Committee

The Economic Development Committee (EDC) reviewed the project on October 21, 2016. The EDC supported the project, but instructed the applicant and staff to conduct a public meeting to introduce

the surrounding area to the project. Staff subsequently held a public meeting for the project at the Rialto United Methodist Church on November 12, 2015.

Development Review Committee

The Development Review Committee (DRC) reviewed the project on January 13, 2016. The DRC recommended approval of the project subject to the applicant revising the design. The DRC required revisions to the building heights, building setbacks, drive-aisle widths, and the incorporation of additional architectural features. All of the DRC’s revisions have been incorporated into the project plans.

Community Meeting

On November 12, 2015, the applicant and the Planning Division conducted a meeting to introduce the project to all property owners within 660 feet of the project site. The City mailed notices to 276 property owners inviting each of them to attend the meeting. The City held the meeting at Rialto United Methodist Church located at 1230 N. Lilac Avenue. Seven (7) groups of residents attended the meeting (Exhibit I) with one (1) providing written comments about the project (Exhibit J). The main topics discussed were the building heights, buffering and setbacks between the neighboring residences, affordable versus market-rate housing, and pest control during construction. Generally, the City answered each question to the attendee’s satisfaction.

Fiscal Analysis

The applicant will bear the full capital cost of construction of the project and the required infrastructure improvements. No City funds will be used to construct the project. Prior to completion of the project, the applicant will be required to pay plan check, permit, and development impact fees to the City. The applicant will pay approximately \$2,667,200 for those one-time fees, as shown in the chart below:

Fee	Capital	Operating	Total
Development Impact Fees	\$2,520,000	-	\$2,040,000
Building Plan Check / Permit Fees	-	\$92,500	\$92,500
Planning Fees	-	\$14,700	\$14,700
Engineering Plan Check / Permit Fees	-	\$40,000	\$40,000
One Time Fee Revenues	\$2,520,000	\$147,200	\$2,667,200

According to Fiscal Impact Analysis reports prepared for similar developments within the City, the project will place an annual net operating cost of approximately \$508 per residential unit with the Utility Tax in effect and approximately \$844 per residential unit without the Utility Tax on the City. Prior to the issuance of any building permits, the applicant will be required to prepare a Fiscal Impact Analysis report to determine the actual net operating cost of the project on the City. Based upon the results of the report, the applicant will either annex the project into a Community Facilities District or pay a Municipal Services Fee to offset the operating cost.

GENERAL PLAN CONSISTENCY:

The project is consistent with the following goals of the Land Use Element of the Rialto General Plan:

Goal 2-19: Encourage neighborhood preservation, stabilization, and property maintenance.

Goal 2-21: Ensure high-quality planned developments in Rialto.

ENVIRONMENTAL IMPACT:

The Planning Division prepared an Initial Study (Environmental Assessment Review No. 15-60) for the project to assess the potential environmental impacts of the proposed project in accordance with the requirements of the California Environmental Quality Act (CEQA). The Initial Study is attached to the agenda report (Exhibit K). Based on the findings and recommended mitigation within the Initial Study, staff determined that the project will not have an adverse impact on the environment and prepared a Mitigated Negative Declaration. The City published a Notice of Intent to adopt the Mitigated Negative Declaration for the project in the San Bernardino Sun newspaper, and mailed it to all property owners within 660 feet of the project site. A twenty (20) day public comment period extended from July 29, 2016 to August 17, 2016. The City received no public comments regarding the Initial Study during the required twenty (20) day review period.

Additionally, in accordance with California Assembly Bill 52 and California Senate Bill 18, the City mailed notices to twelve (12) Native American tribes informing them of the project and allowing them opportunity to request consultation on the project. The Gabrieleño Band of Mission Indians-Kizh Nation submitted a letter. In the letter, the Kizh Nation requested the ability to place a certified Native American Monitor on-site during all ground disturbance activities. The City staff included a Condition of Approval within the Draft Resolution of Approval for Conditional Development Permit No. 800 requiring to the applicant to coordinate with the Kizh Nation to allow access during all ground disturbance activities. The City informed Kizh Nation of the Condition of Approval, to which their response indicated satisfaction.

Although the Initial Study indicates that the project could present a significant effect with respect to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, and Noise, implementation of the mitigation measures included within the Mitigation Monitoring and Reporting Program will mitigate any potential impacts to a level of insignificance (Exhibit L).

PUBLIC NOTICE:

The City mailed public hearing notices for the proposed project to all property owners within 660 feet of the project site as required by the EDC, and published the public hearing notice in the San Bernardino Sun newspaper as required by State law.

RECOMMENDATION:

It is recommended that the Planning Commission:

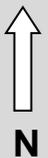
- Forward to the City Council a recommendation to adopt a Mitigated Negative Declaration for the proposed project and authorize staff to file the attached Notice of Determination (Exhibit M) with the Clerk of the Board of San Bernardino County; and
- Adopt a resolution (Exhibit N) forwarding to the City Council a recommendation to approve General Plan Amendment No. 15-02 to change the land use designation of approximately 4.65

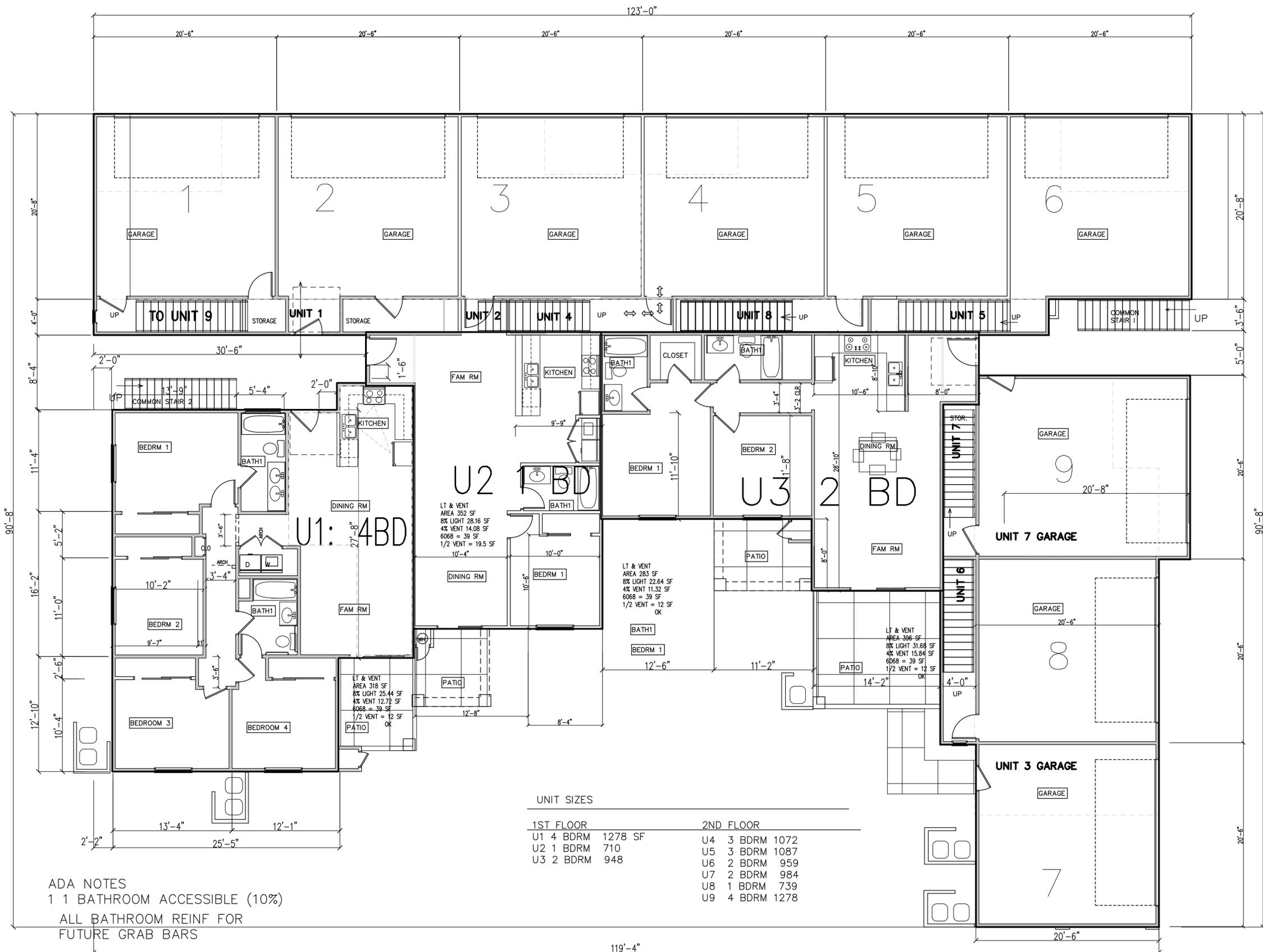
gross acres of land, detailed in the legal description attached as Exhibit O, from Residential 6 (2.1-6.0 du/acre) to Residential 21 (12.1-21.0 du/acre) subject to the findings and conditions therein; and

- Adopt a resolution (Exhibit P) forwarding to the City Council a recommendation to approve Zone Change No. 333 to change the zoning designation of approximately 4.67 gross acres of land, detailed in the legal description attached as Exhibit O, from Single-Family Residential (R-1C) to Multi-Family Residential (R-3) subject to the findings and conditions therein; and
- Adopt a resolution (Exhibit Q) forwarding to the City Council a recommendation to approve Conditional Development Permit No. 800 allowing the development of an eighty-four (84) unit apartment complex on approximately 4.65 gross acres of land (APN: 0127-281-01), subject to the findings and conditions therein.



Project Location Map





ADA NOTES
 1 1 BATHROOM ACCESSIBLE (10%)
 ALL BATHROOM REINF FOR FUTURE GRAB BARS

2 ALL KITCHENS HARD SURFACE ADAPTABLE NOT REQ'D.
 3 ACCESSIBLE PATH OF TRAVEL

UNIT SIZES

1ST FLOOR		2ND FLOOR			
U1	4 BDRM	1278 SF	U4	3 BDRM	1072
U2	1 BDRM	710	U5	3 BDRM	1087
U3	2 BDRM	948	U6	2 BDRM	959
			U7	2 BDRM	984
			U8	1 BDRM	739
			U9	4 BDRM	1278

1ST FLOOR

2 STORY 9 UNITS

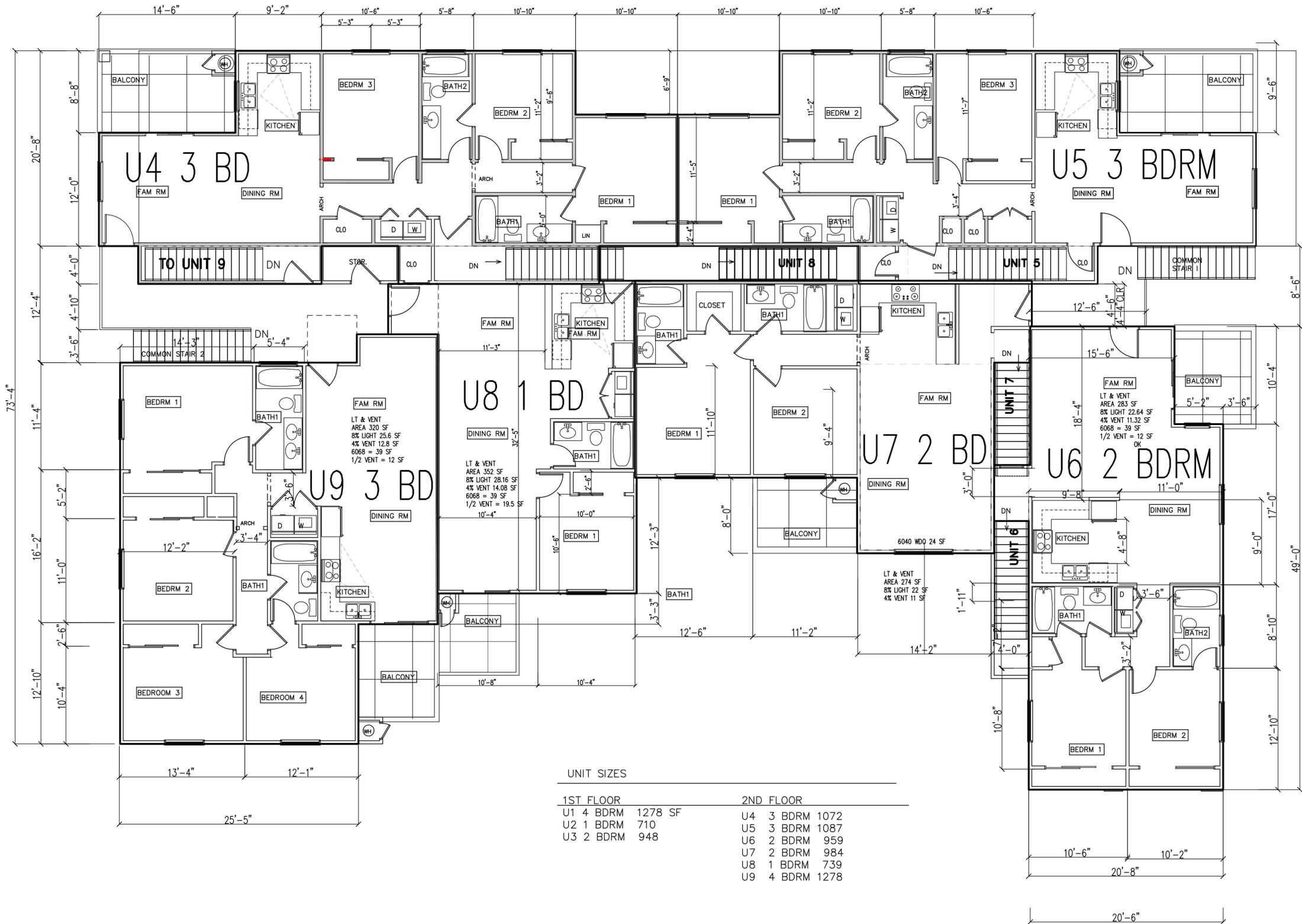
SCALE 1/4" = 1 FT - 0 IN

PETE VOLBEDA Architecture Planning
 180 N BENSON AVE. SUITE D UPLAND CA 91786
 TEL 909 373 1150 FAX 909 373 1152

DATE	DESIGN	DATE
	PLAN CHECK	
	CHECKED	APPROVED
	OWNER APPROVAL	BD SET
		REVISION
		DATE
		REVISIONS
		DATE

84 UNITS FOR BM INVESTMENT
 1295 N. CACTUS, RIALTO, CA

SHEET 3
 OF 3



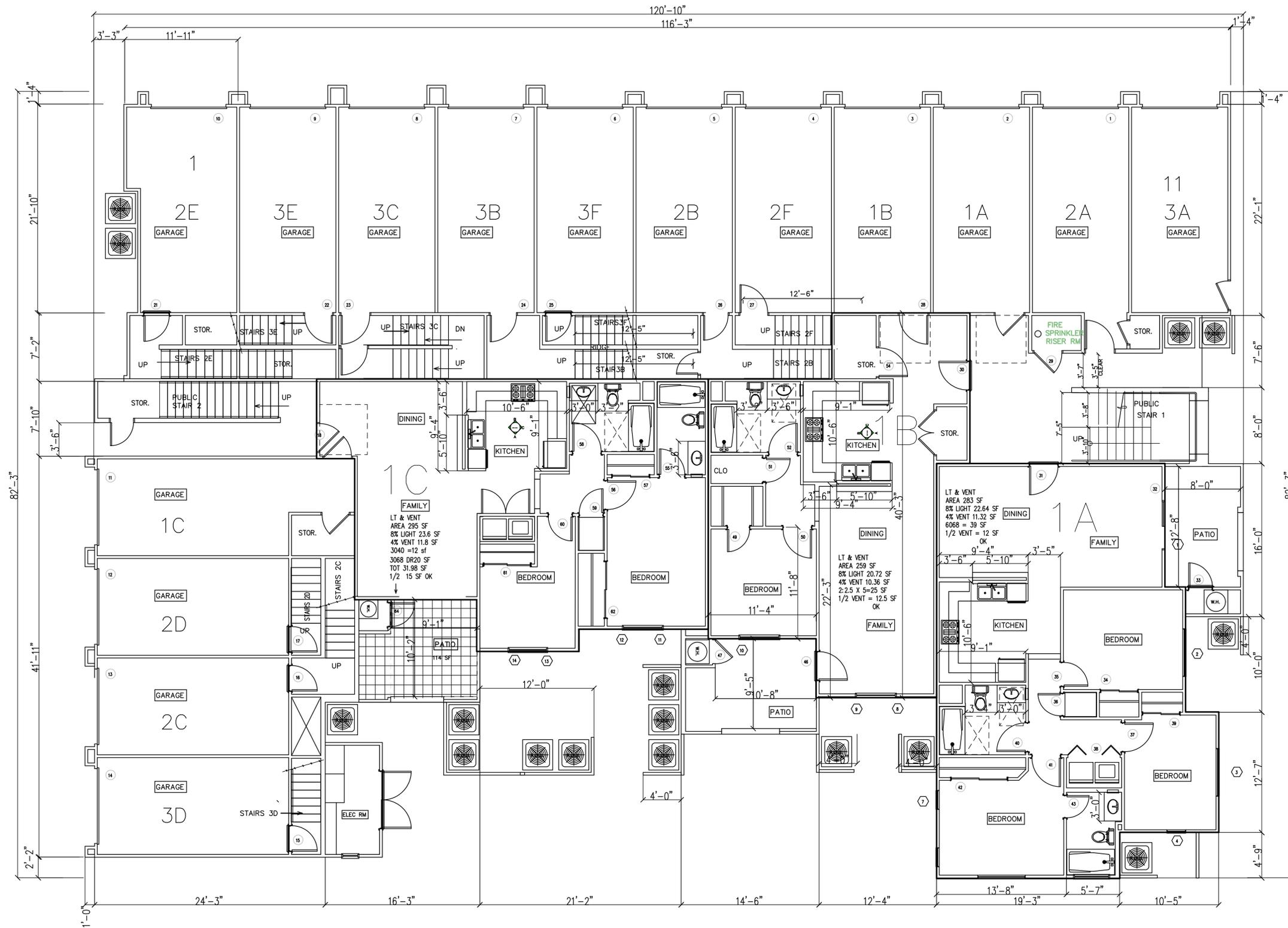
2ND FLOOR

SCALE 1/4" = 1 FT - 0 IN

2 STORY 9 UNITS

DATE	DESIGN	DATE	REVISION
	PLAN CHECK		
	CHECKED		
	OWNER APPROVAL		
	BID SET		
	REVISION		
	DATE		

ADA NOTES
 1 1 BATHROOM ACCESSIBLE (10%)
 ALL BATHROOM REINF FOR
 FUTURE GRAB BARS
 2 ALL KITCHENS ADAPTABLE
 3 ACCESSIBLE PATH OF TRAVEL



UNITS 1ST FLOOR		UNITS 2ND FLOOR		UNITS 2ND FLOOR		UNITS 3RD FLOOR			
1A	3BD 1116 SF	2A	2BD 1099 SF	2D	2BD 976 SF	3A	3BD 1099		
1B	1BD 860 SF	2B	2BD 761 SF	2E	2BD 1093 SF	3B	2BD 989		
1C	2BD 991 SF	2C	2BD 959 SF	2F	2BD 1200 SF	3C	2BD 959		
							3D	2BD 988	
								3E	3BD 1102
								3F	3BD 1164

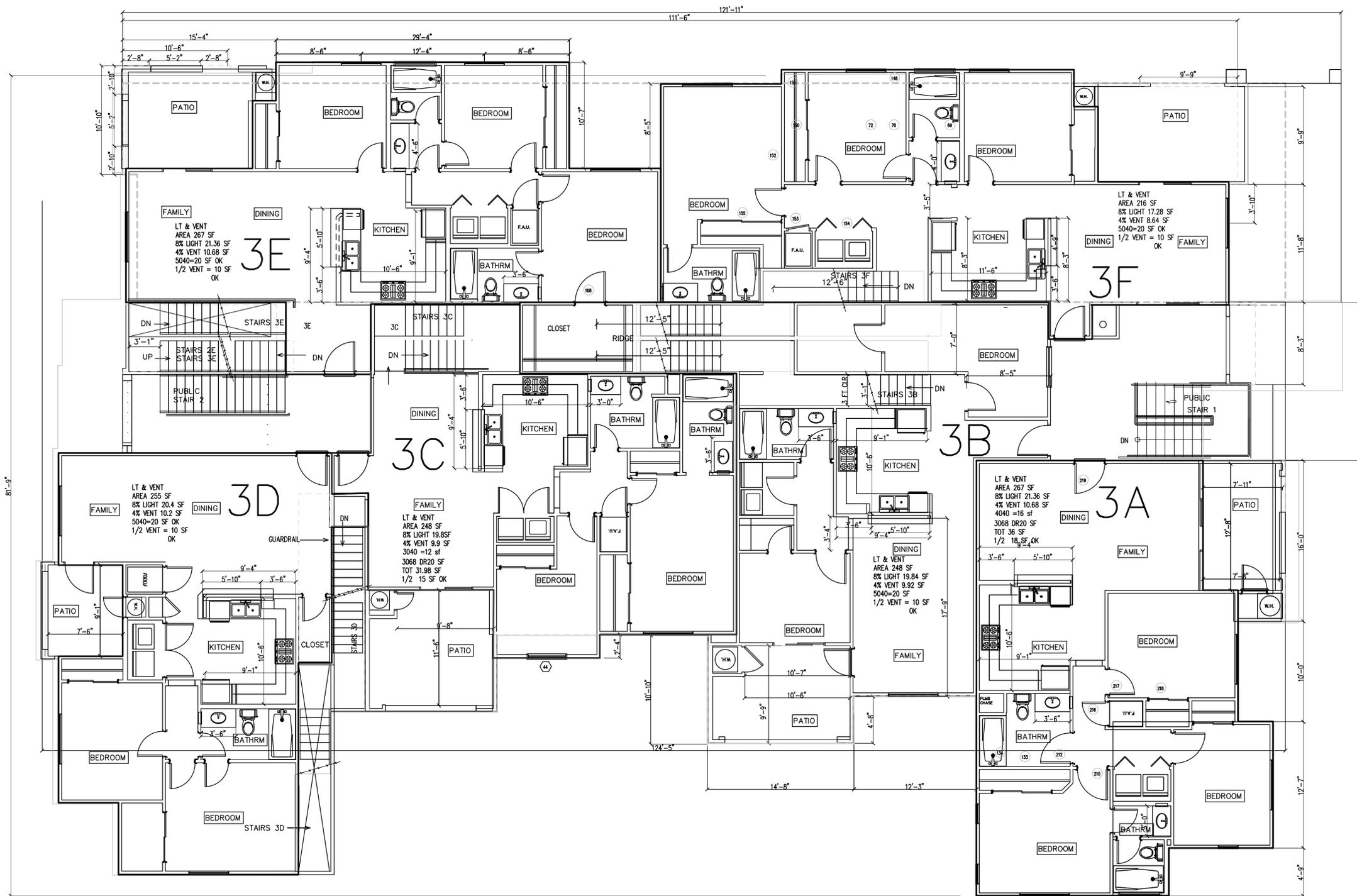
1ST FLOOR 3 STORY 15 UNITS

SCALE 3/16" = 1 FT - 0 IN

PETE VOLBEDA Architecture Planning
 180 N BENSON AVE., SUITE D UPLAND CA 91786
 TEL 909 373 1150 FAX 909 373 1152

DATE	DESIGN
3/22/2016	DATE
PLAN CHECK	DESIGN
APPROVED	DRAWN BY:
BD SET	CHECKED
REVISION	OWNER APPROVAL
DATE	PAINT NAME: C.S.DATACAD®/DWGTEST.DCS

84 UNITS FOR BM INVESTMENT	SHEET
1295 N. CACTUS, RIALTO, CA	07



UNITS 1ST FLOOR	
1A	3BD 1116 SF
1B	1BD 860 SF
1C	2BD 991 SF

UNITS 2ND FLOOR	
2A	2BD 1099 SF
2B	2BD 761 SF
2C	2BD 959 SF

UNITS 2ND FLOOR	
2D	2BD 976 SF
2E	2BD 1093 SF
2F	2BD 1200 SF

UNITS 3RD FLOOR			
3A	3BD 1099	3D	2BD 988
3B	2BD 989	3E	3BD 1102
3C	2BD 959	3F	3BD 1164

3RD FLOOR 3 STORY 15 UNITS

SCALE 3/16" = 1 FT - 0 IN

DATE	DESIGN	DATE
3/22/2016	DRAWN BY: []	
	CHECKED: []	
	OWNER APPROVAL: []	
	PLAN CHECK APPROVED: []	
	BID SET: []	
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	DATE: []	
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PETE VOLBEDA Architecture Planning
 180 N BENSON AVE., SUITE D UPLAND CA 91786
 TEL 909 373 1150 FAX 909 373 1152

84 UNITS FOR BM INVESTMENT
 1295 N. CACTUS, RIALTO, CA



FRONT PATIO ELEVATION 2 STORY BUILDING
SCALE 3/16" = 1 FT - 0 IN
LIFETILE ESPANA
CONCRETE S TILE



WINDOW IN GARAGE
DOOR
TYPICAL

REAR GARAGE ELEVATION 2 STORY BUILDING
SCALE 3/16" = 1 FT - 0 IN

2 STORY 9 UNITS



LEFT ELEVATION 2 STORY BUILDING



RIGHT ELEVATION 2 STORY BUILDING
SCALE 1/4" = 1 FT - 0 IN

2 STORY 9 UNITS



PATIO FRONT ELEVATION
SCALE 3/16" = 1 FT - 0 IN



REAR GARAGE ELEVATION



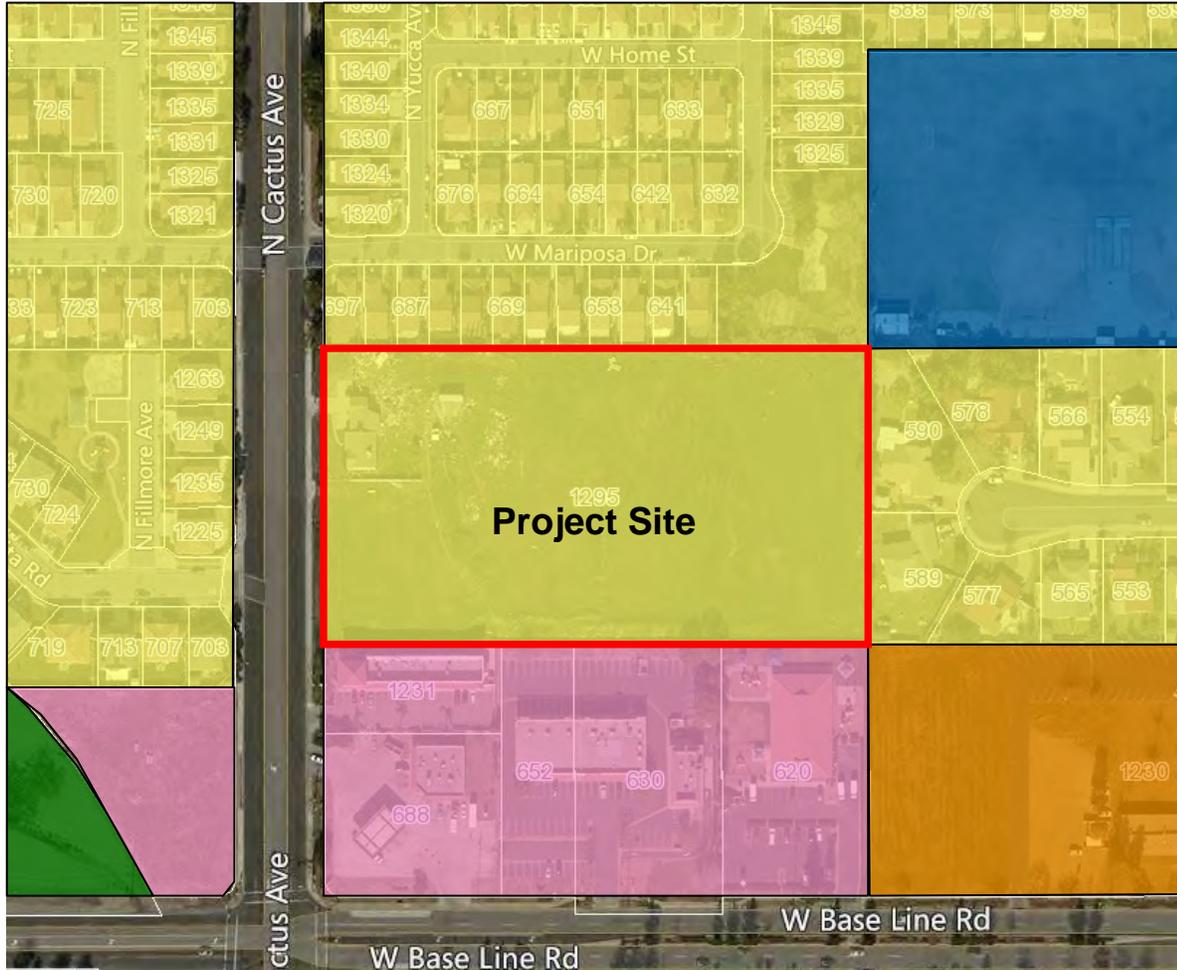
3 STORY RIGHT SIDE ELEVATION
SCALE 3/16" = 1 FT - 0 IN



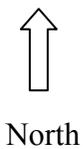
3 STORY LEFT SIDE ELEVATION
SCALE 3/16" = 1 FT - 0 IN

3 STORY 15 UNITS

Existing General Plan Land Use

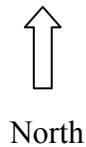
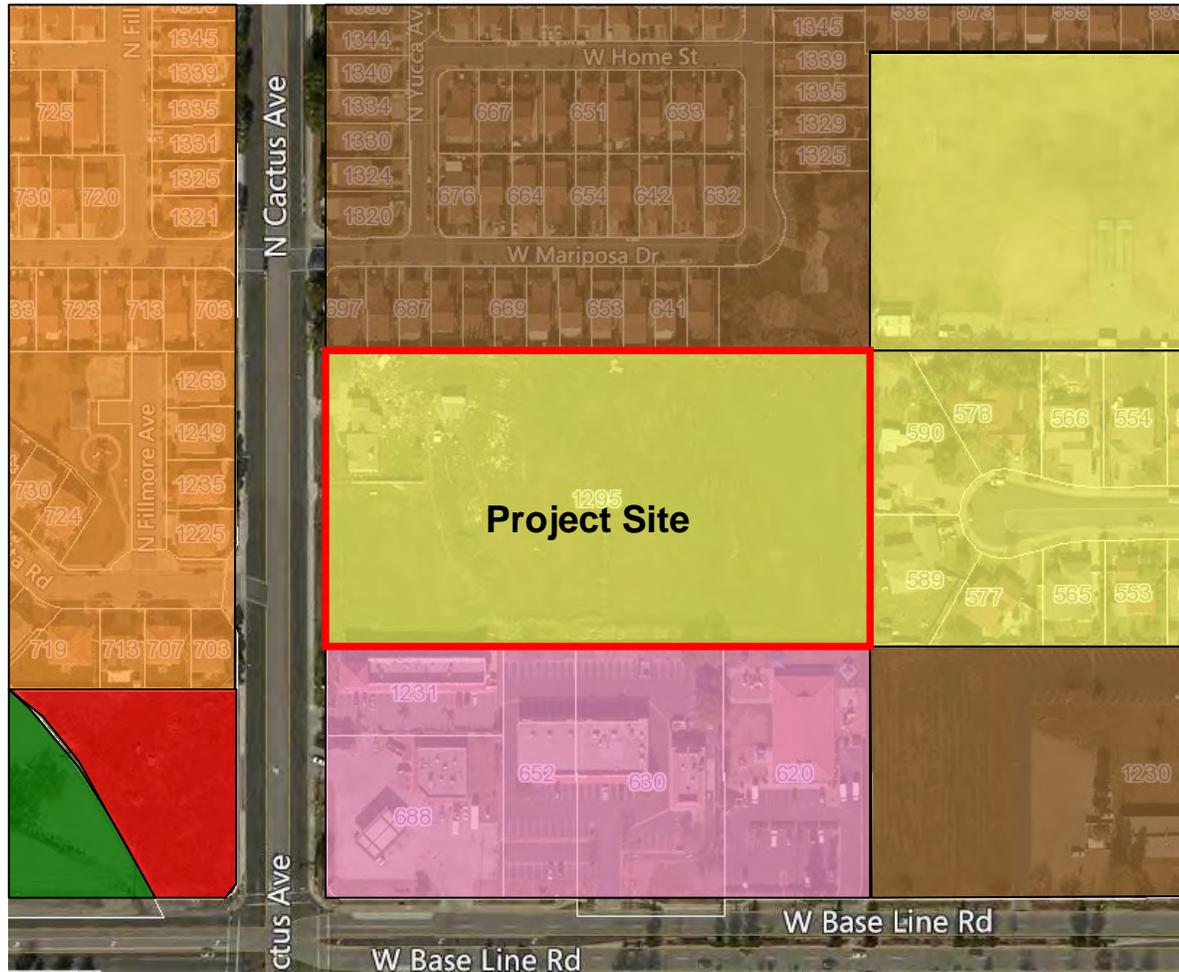


- Residential 6
- Residential 21
- Community Commercial
- Open Space - Resources
- School Facility



CITY OF RIALTO PLANNING DIVISION

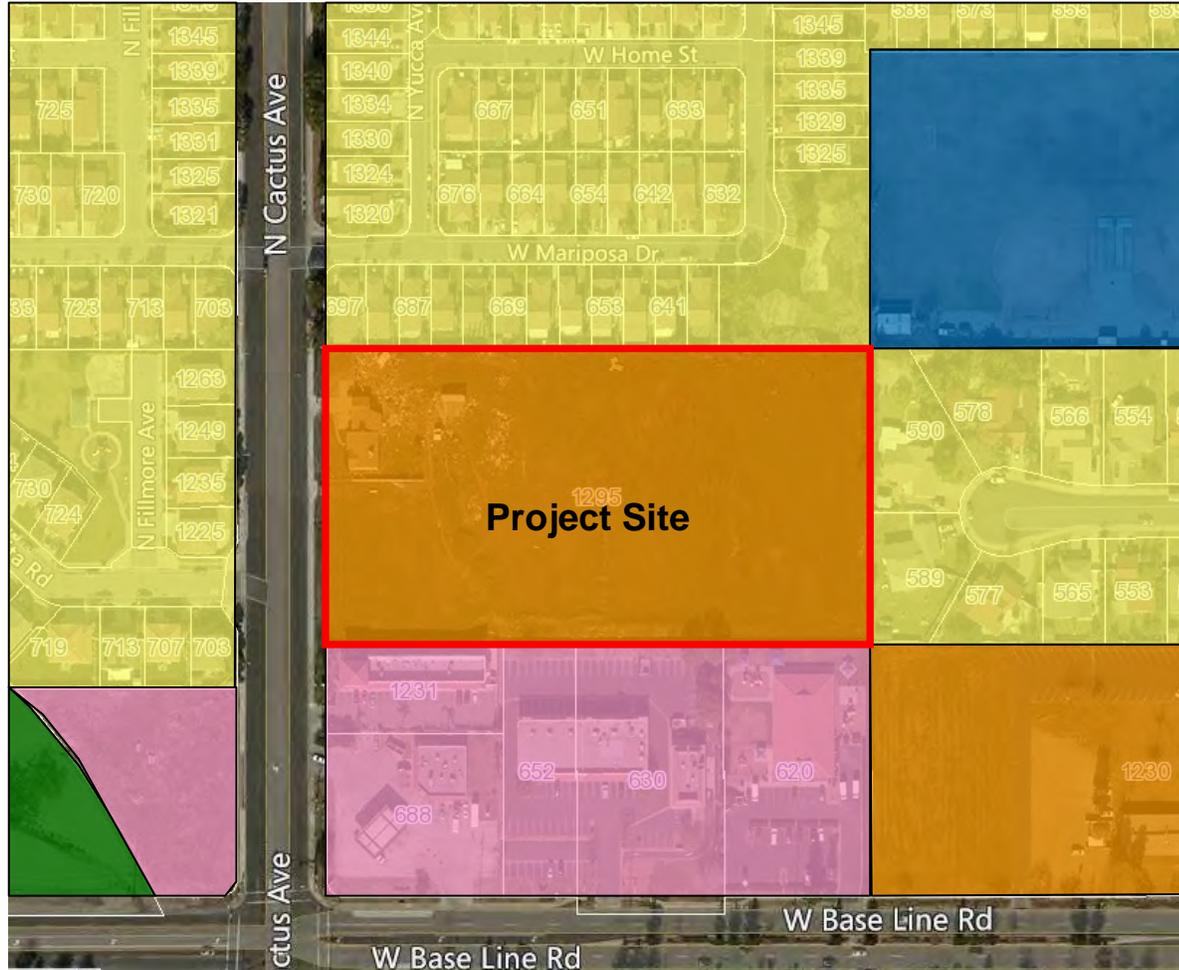
Existing Zoning



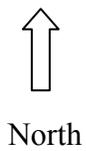
- Single-Family Residential (R-1C)
- Single-Family Residential (R-CL) within the Rialto Airport SP
- Multi-Family Residential (R-3)
- Neighborhood Commercial (C-1)
- Neighborhood Commercial (NC) within the Rialto Airport SP
- Cactus Basin (OS-CB) within the Rialto Airport SP

CITY OF RIALTO PLANNING DIVISION

Proposed General Plan Land Use

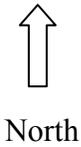
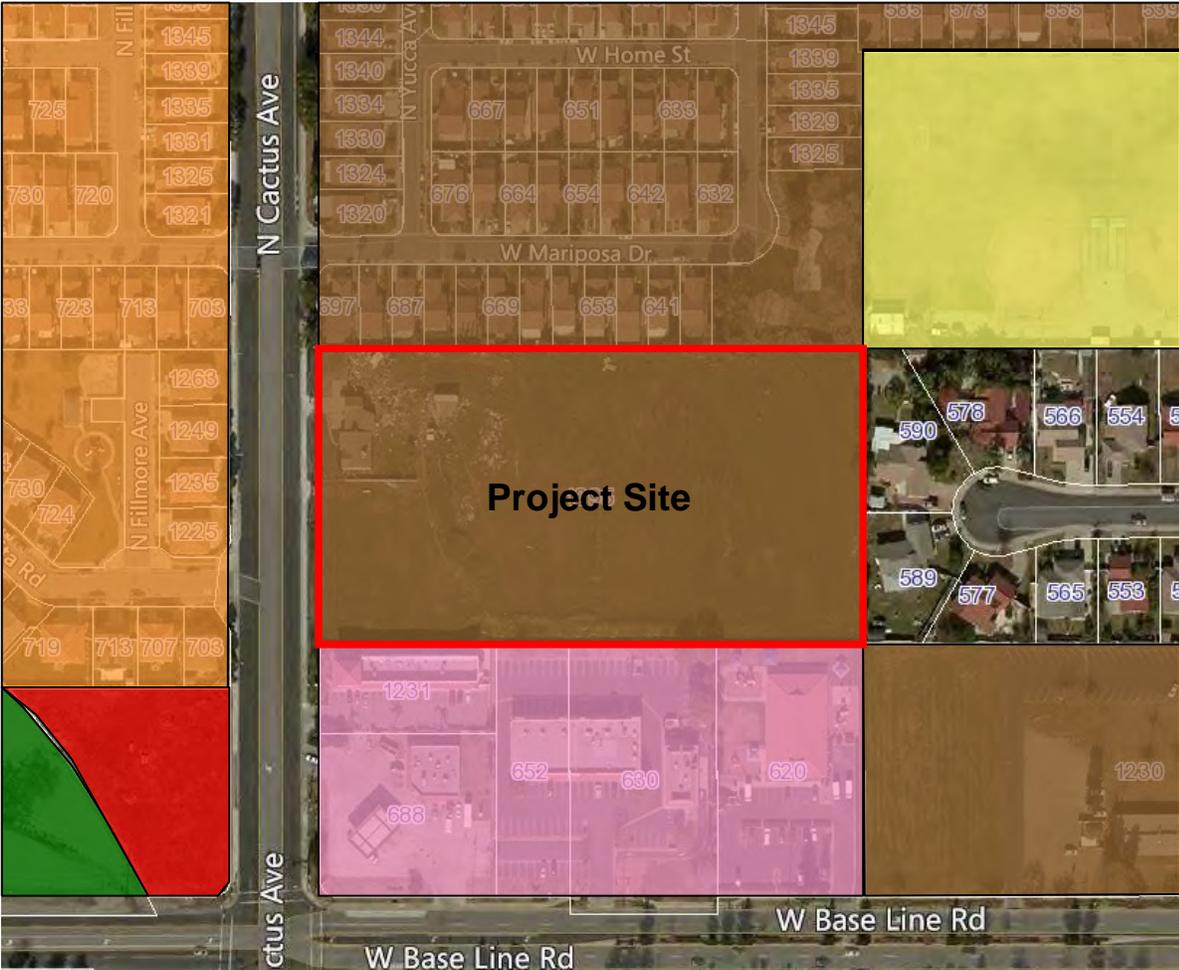


- Residential 6
- Residential 21
- Community Commercial
- Open Space - Resources
- School Facility



CITY OF RIALTO PLANNING DIVISION

Proposed Zoning



- Single-Family Residential (R-1C)
- Single-Family Residential (R-CL) within the Rialto Airport SP
- Multi-Family Residential (R-3)
- Neighborhood Commercial (C-1)
- Neighborhood Commercial (NC) within the Rialto Airport SP
- Cactus Basin (OS-CB) within the Rialto Airport SP

CITY OF RIALTO PLANNING DIVISION

November 12, 2015

BM Investment Co. - 84-Unit Apartment Complex
GPA No. 15-02 & ZC No. 333
Community Meeting

Name	Address	Phone Number
Elva C. Crowley	117 E. Etiwanda	909 875 4018
John & Ruth Ann Bailey	719 W. Margarita St.	909-233-9200
Edgar + Lanna Mozho	707 W. Margarita St	909 - 421-9580
JUAN & GISELA T	723 W. Mariposa Dr.	909-641-2506
Darlene Henderson	544 W. Elm Park Ave	909 873-2463
John Hidalgo	1312 W Idylwild	909 721 9217
Jose Vindel	1230 N. Citrus Aialto CA	909 659-5300

November 12, 2015

Comment Card

BM Investment Co. - 84-Unit Apartment Complex
GPA No. 15-02 & ZC No. 333

my concern was this being a low income
project, so with the answer being NO I
feel satisfied with that. property values?

Name: D. Henderson

Address: 544 W. Elm Park
Rialto, CA 92376



**Initial Study
BM Investments
City of Rialto, California**

Project Location:

East side of Cactus Avenue approximately 280 feet north of Base Line Road

(APN: 0127-281-01)

City of Rialto, San Bernardino County, California

July 7, 2016

Prepared By:

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

(Initial Study E.A.R. No. 15-60)**1. Project title:**

84-Unit Apartment Complex (Related Files: General Plan Amendment No. 15-02, Zone Change No. 333, Conditional Development Permit No. 800, Precise Plan of Design no. 2431, and Environmental Assessment Review No. 15-60)

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, Associate Planner (909) 820-2535

4. Project location:

The project site is approximately 4.65 acres of land located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road.

5. Project sponsor's name and address:

BM Investments, 440 N. Mountain Avenue, #224, Upland, CA 91786.

6. Zoning Designation and Land Use:

<i>Location</i>	<i>Existing Land Use</i>	<i>Zoning</i>
Site	Vacant Land	R-1C (Single-Family Residential)
North	Single-Family Residences	R-3 (Multi-Family Residential)
East	Single-Family Residences	R-1C (Single-Family Residential)
South	Commercial Retail	C-1 (Neighborhood Commercial)
West	Single-Family Residences	R-CL (Single-Family Residential)

7. Description of project:

The project site is comprised of one (1) parcel of land totaling 4.65 gross acres in size (APNs: 0127-281-01). The project site is located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road within the Single-Family Residential (R-1C) zone.

The proposed project involves the development of an eighty-four (84) unit apartment complex, along with related paving, landscaping, fencing, and lighting on the project site.

The underlying zoning of the property does not permit the development of apartments. Therefore, the project also includes a Zone Change application to change the zoning of the project site from Freeway Incubator (FI) to Low Density Residential (LDR). Additionally, the underlying land use designation does not permit the proposed density. Therefore, the project also includes a General Plan Amendment application to change the land use designation of the project site from Residential 6 (2.1 – 6.0 du/ac) to Residential 21 (12. – 21.0 du/ac).

Improvements associated with the development will include the installation of fencing, paving, and landscaping.

8. Other agencies whose approval is required:

None

9. Other City Departments whose approval is required:

Development Review Committee – Precise Plan of Design
Engineering Division – Grading Plan, WQMP
Building Division – Building Permits

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

Signature

Daniel Casey, Associate Planner

Printed Name

Date

City of Rialto

For



Figure 1

Location Map

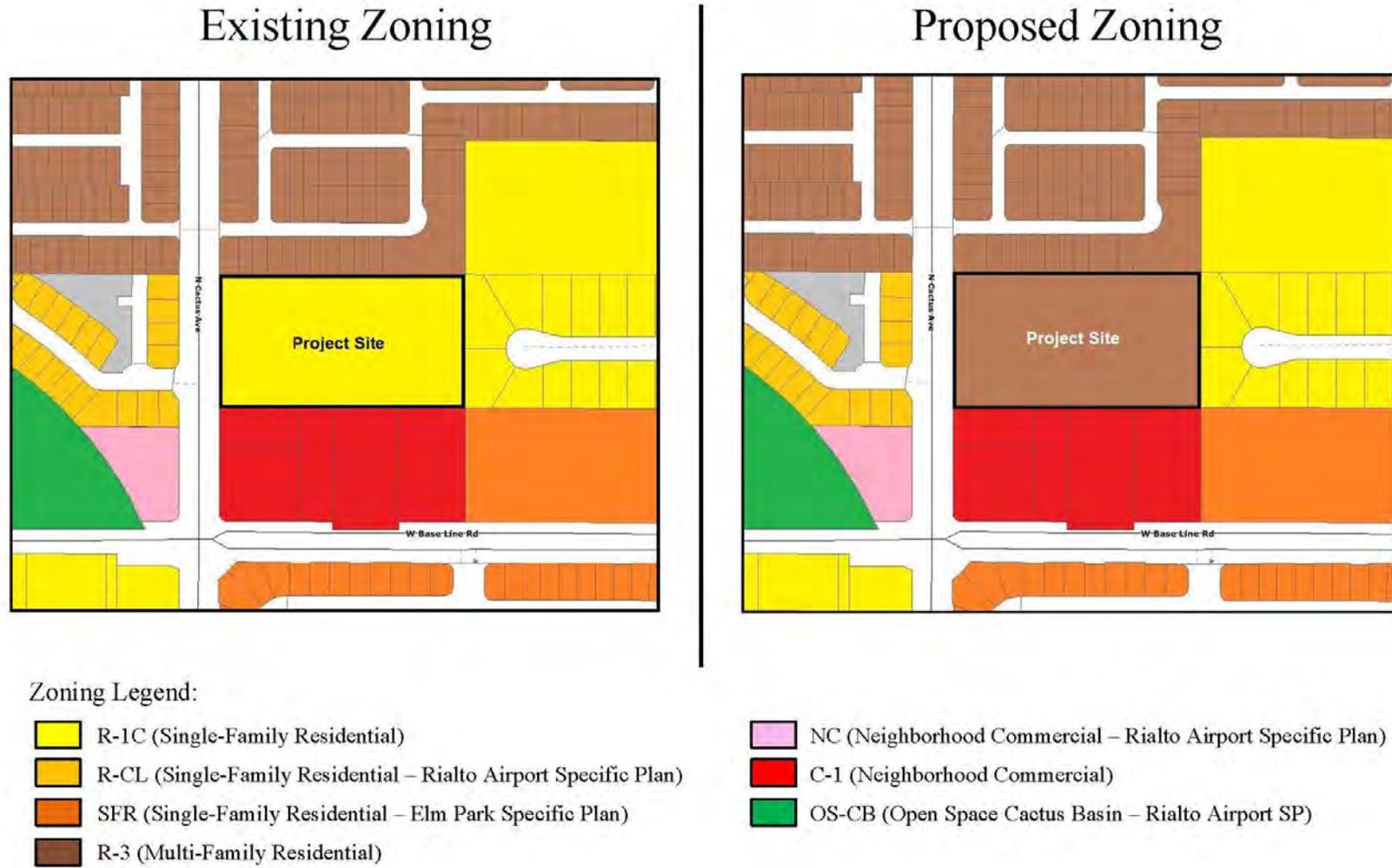


Figure 3

Zoning Exhibit

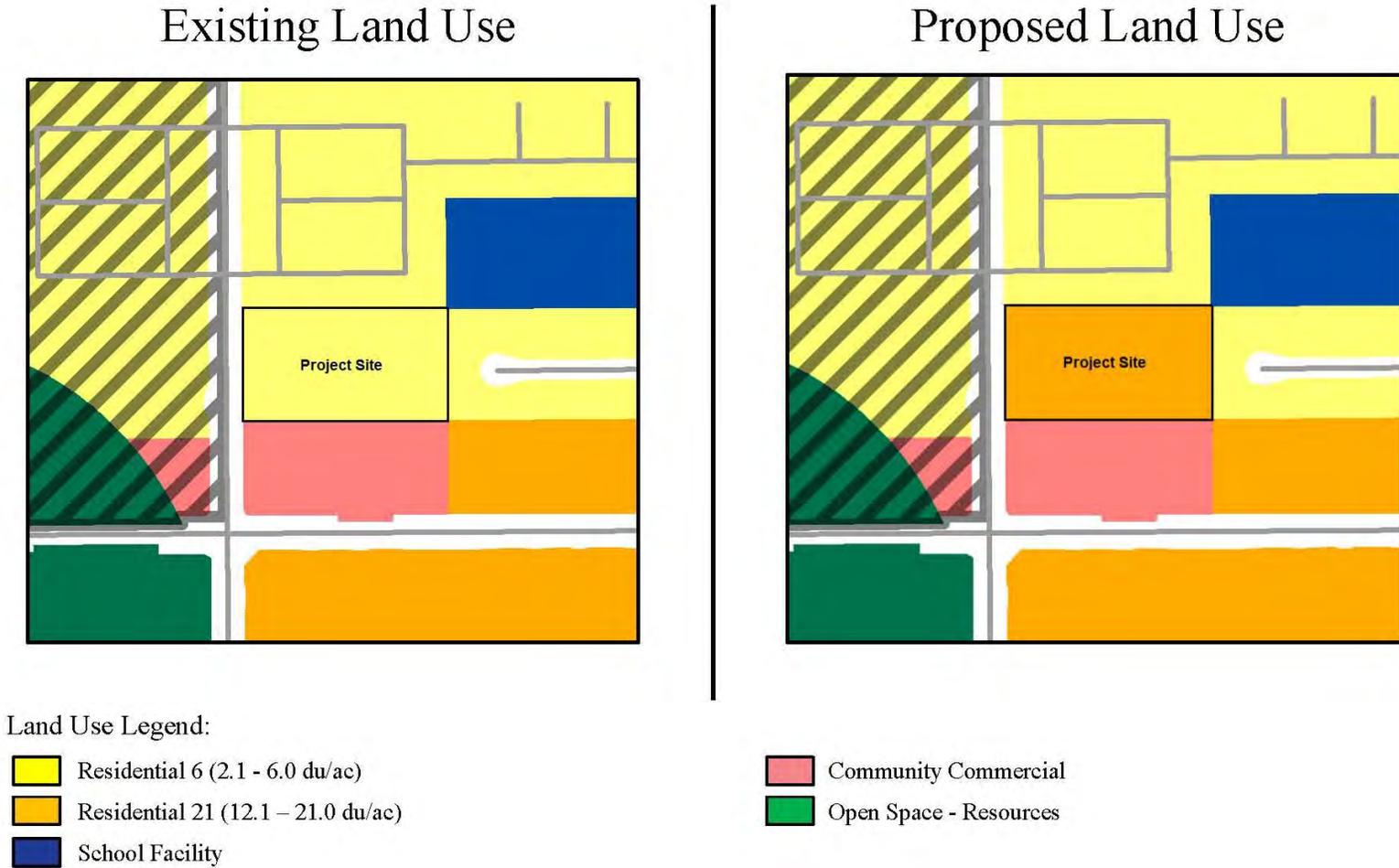


Figure 4

General Plan Land Use Exhibit

2.0 ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

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

Substantiation:

a. *Less Than Significant Impact* - There are no known scenic vistas at or near the project site. The proposed project involves the construction of eight (8) multi-family structures. Six (6) of the structures are limited to two (2) stories in height. The other two (2) structures are three (3) stories in height. However, the six (6) two-story structures are plotted closest to the adjacent single-family residences. All of the adjacent single-family residences are also two (2) stories in height. The proposed project will maintain a building height similar to those in the surrounding area.

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. There are no state scenic highways within the City of Rialto.

Source: Site Visit, General Plan

- c. *No Impact* – The project site is surrounded on the north and east by existing single-family residential developments, the south by several commercial developments, and on the west, across Cactus Avenue, by existing single-family residential developments. The two-story building height along the project frontage and the north and east property lines will be similar to the developments in the surrounding area, and the visual quality will not degrade as a result of the project. The architecture of the project will be reviewed by the Development Review Committee to ensure compliance with the development standards and design criteria contained within the Rialto Municipal Code. Conditions of approval for the project will 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* – New street lights will be installed along the project frontage of Cactus Avenue. Exterior lighting will also be installed on the exterior of each structure and within the parking areas. All new light standards and light fixtures will be shown on the project plans. Lighting will be required to be shielded and/or directed toward the project site so as not to produce direct glare or "stray light" onto adjacent properties.

Source: Project plans

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

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?
- b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

- 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, or conversion of forest land to non-forest use?

Substantiation:

- a. *No Impact* - The site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance according to the Rialto General Plan or the California Department of Conservation Farmland Map.
- b. *No Impact* - The project site is not zoned for agricultural use, nor is the project site subject to a Williamson Act contract.
- c. *No Impact* – There approximately 92 acres of land zoned for agricultural use within the City of Rialto, and no lands zoned as forest land. The project site is located approximately two (2) miles from the nearest agriculturally zoned land. The proposed project will not result in the conversion of any existing agricultural uses, nor will it create changes in the environment around any agricultural uses due to the large separation between such lands.

Source: General Plan

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

III. AIR QUALITY

Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan? (South Coast Air Basin)
- 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?”

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. *Less Than Significant Impact* – An Air Quality Analysis was prepared for the proposed project by Giroux & Associates. The study identified the construction of an eighty-four (84) unit apartment complex and related improvements proposed as a part of the project. The analysis concluded that all regional and localized emissions resulting from short-term (construction) and long-term (operational) activities will not exceed any of the thresholds established by the South Coast Air Quality Management District’s (SCAQMD) Air Quality Management Plan (AQMP).
- b. *Less Than Significant Impact* – An Air Quality Analysis was prepared for the proposed project by Giroux & Associates to evaluate the project’s estimated emission levels using the CalEEMod. The results of the CalEEMod determined that the proposed project would result in the following emission levels:

Table 1: Unmitigated Short-Term Emissions (lbs/day)

Activity	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Daily Construction Emissions	18.6	38.5	27.1	0.0	8.9	5.4
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold	No	No	No	No	No	No
Source: CalEEMod Version 2013.2.2						

Table 2: Unmitigated Long-Term Emissions (lbs/day)

Activity	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Daily Operational Emissions	4.2	6.1	31.4	0.1	4.3	1.3

SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold	No	No	No	No	No	No
Source: CalEEMod Version 2013.2.2						

Table 3: Unmitigated Localized Emissions (lbs/day)

Activity	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Maximum Daily Localized Emissions	N/A	38	26	N/A	9	5
SCAQMD Threshold	N/A	236	1,488	N/A	12	7
Exceeds Threshold	N/A	No	No	N/A	No	No
Source: CalEEMod Version 2013.2.2						

The above tables compare the project emissions (short-term, long-term, and localized) to the SCAQMD daily thresholds. As indicated in Table 1, Table 2, and Table 3 all regional short-term (construction), long-term (operational) emissions, and localized emissions will be below the thresholds established by the SCAQMD. Nevertheless, to ensure that all project emissions are minimized, regardless of the already meeting all SCAQMD established thresholds, the Air Quality Analysis prepared by Giroux & Associates recommended the incorporation of following mitigation measures:

- III-1:** The contractor shall ensure that all exposed (unpaved) surfaces within project site are watered at least three (3) times a day during grading activities.
- III-2:** During grading activities, the contractor shall ensure the use of excavators, dozers, and graders capable of meeting Level 3 diesel particulate filter (DPF) emission standards. Grading plans, construction specifications and bid documents shall include notation that all excavators, dozers, and graders are to meet Level 3 DPF emissions standards.

As previously mentioned, all emissions will be below the thresholds established by the SCAQMD. Therefore, the project will not violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation. Emissions will be even further reduced with the incorporation of mitigation measures **III-1** and **III-2**. Air impacts directly, indirectly, and cumulatively will have a less than significance impact.

Source: General Plan, Zoning Ordinance, Air Quality Analysis (Giroux & Associates), Air Quality Management Plan

- c. *No Impact* – The project involves the development of an eighty-four (84) unit apartment complex on 4.65 gross acres (4.56 net acres) of land located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road. As noted in the General Plan FEIR (Section 4.3), development of the Rialto area, including the project site, will contribute to the pollutant levels, which already exceed Federal and State standards. The General Plan FEIR identified the increase in emissions as significant and unavoidable and a Statement of Overriding Considerations was adopted by the City Council.

Source: General Plan FPEIR

- d. *Less Than Significant With Mitigation Incorporated* – There are existing single-family residential developments adjacent to the north and east of the project site and approximately 100 feet to the west of the project site across Cactus Avenue. The SCAQMD classifies these single-family residences as sensitive receptors. During construction of the project, there is the possibility that fugitive dust may be generated during grading activities. However, Table 1, Table 2, and Table 3 of subsection (b) document that all of the project emissions will be below the thresholds established by the SCAQMD. Nevertheless, mitigation measures **III-1** and **III-2** are recommended to provide further reductions to pollutant concentrations generated by the project. The incorporation of mitigation measures **III-1** and **III-2** will reduce any impact to less than significant levels.

Source: Air Quality Analysis (Giroux & Associates), Air Quality Management Plan

- e. *No Impact* – Odors associated with diesel exhaust, painting, paving, etc. will be created during construction of the project. However, these odors will only be temporary and will dissipate quickly. Long-term (Operational) odors produced by the project will be limited to those normally associated with a residential use, such as gardening or cooking, and again will be temporary and will dissipate quickly. The project is not anticipated to emit any objectionable odors as they are not normally associated with residential uses. Therefore, there will be no impact.

Source: Project Proposal

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

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. *No Impact* – The project site is located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road. The project site is surrounded by single-family residential developments to the north, east, and west, and commercial developments to the south. According to Section 4.4 of the General Plan FEIR, and Exhibit 4.4.2, the project site is not within an area identified to contain a candidate, sensitive, or special status species. Therefore, there will be no impact to any habitats belonging to 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).

Source: Site Visit, General Plan Update FPEIR

- b. *No Impact* – The project site is located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road. The project site is surrounded by single-family residential developments to the north, east, and west, and commercial developments to the south. The project site is located in an urbanized area, and no riparian habitat or other sensitive natural community exists on-site. Therefore, there will be no impact.

Source: Site Visit, General Plan Update FPEIR

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

Source: Site Visit, General Plan Update FPEIR

- d. *Less Than Significant Impact With Mitigation Incorporated* – The proposed project is located in an area characterized by urban development, and 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, or 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 several trees located in the northern portion of the project site. These trees are 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 and the Migratory Bird Treat Act (MBTA) prohibits the take of active bird nests. To avoid an illegal take of active bird nests, parts, or eggs, any grubbing, brushing or tree removal will be conducted outside of the State identified nesting season (nesting season is February 1 through August 31). 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 buffer, to be determined by the biologist, will be placed around it. No activity will occur within the recommended buffer until the young have fledged the nest.

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

e. *No Impact* - The City of Rialto does not have any adopted local polices or ordinances, such as a “tree preservation” policy or ordinance, to protect biological resources that affect the project site. Therefore, there will be no impact.

Source: Rialto Municipal Code, General Plan Update FPEIR

f. *No Impact* - There is no adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved HCP that affects the project site and as such, no impact will occur.

Source: General Plan Update FPEIR

	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"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. *Less Than Significant Impact With Mitigation Incorporated* – The project site is located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road. The project site is surrounded by single-family residential developments to the north, east, and west, and commercial developments to the south. A single-family residence previously existed at the project site, but was demolished approximately one (1) year ago. Since then, the project site has remained vacant and unused. However, the existence of the previous single-family residence resulted in substantial disturbance of the project site.

According to Section 4.5 of the General Plan FPEIR, the project site is not designated as an area known to possess archeological and historical cultural resources. Still, 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, General Plan Update FPEIR

c. *Less Than Significant Impact With Mitigation Incorporated* – The project site is located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road. The project site is surrounded by single-family residential developments to the north, east, and west, and commercial developments to the south. A single-family residence previously existed at the project site, but was demolished approximately one (1) year ago. Since

then, the project site has remained vacant and unused. However, the existence of the previous single-family residence resulted in substantial disturbance of the project site.

According to Section 4.5 of the General Plan FPEIR, the Division of Geological Sciences of the San Bernardino County Museum conducted a paleontological records check for the Rialto planning area during preparation of the General Plan FPEIR. The records check indicated both a low and undetermined probability that the project site contains significant paleontological resources. That being said, there is the potential for discovering paleontological resources during construction of the project. To mitigate any potential impacts 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, General Plan Update FPEIR

- d. *No Impact* - The project site is located on the east side of Cactus Avenue approximately 280 feet north of Base Line Road. The project site is surrounded by single-family residential developments to the north, east, and west, and commercial developments to the south. A single-family residence previously existed at the project site, but was demolished approximately one (1) year ago. Since then, the project site has remained vacant and unused. However, the existence of the previous single-family residence resulted in substantial disturbance of the project site. There is no evidence to suggest that the project site has been used for human burials. The California Health and Safety Code (Section 7050.5) states that if human remains are discovered on-site, that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. As adherence to State regulations is required for all development, no mitigation is required in the unlikely event human remains are discovered on-site.

Source: Site Visit

	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.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

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?

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?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. *Less Than Significant Impact* – No known faults pass through the project site, nor is it located within an Earthquake Fault Zone, according to the latest Alquist-Priolo Earthquake Fault Zoning map, Exhibit 4.6.3 of the General Plan FPEIR and Section 4.6 of the General Plan FPEIR. The nearest fault zone lies approximately one (1) mile to the northeast of the project site. These fault areas are capable of producing ground shaking at Level V on the Mercalli scale. Since the site is located in Southern California there is always a potential for blind thrust faults, or otherwise unmapped faults that do not have a surface trace, to be present. Compliance with the seismic safety requirements in the California Building Code (CBC) will ensure that the risk associated with geological impacts is reduced to a level of insignificance.

Source: General Plan FPEIR, Alquist-Priolo Earthquake Fault Zone map

b. *Less Than Significant Impact With Mitigation Incorporated* – Erosion, runoff, and sedimentation are influenced by several factors including climate, topography, soil and rock types, as well as vegetation. Rialto is historically affected by strong gusts of wind associated with the Cajon Pass and climatic differences between the valley floor, mountains, and the high desert areas north of the pass. The high winds combined with the sandy surface soils common in Rialto often result in wind erosion of soils. The project may increase the prevalence of soil erosion as construction activities create fugitive dust that may be windblown off-site. To reduce this impact to less than significant, the following mitigation measure shall be implemented:

VI-1: The project site shall be watered or treated with another soil-stabilizing agent daily to prevent fugitive dust in accordance with Rule 403 of the South Coast Air Quality Management District (SCAQMD).

VI-2: Construction activities shall be suspended when wind speeds exceed 25mph to minimize fugitive dust from occurring.

- c. *Less Than Significant With Mitigation Incorporated* – Most of Rialto, including the project site, is covered by soils consisting of Young Alluvial Fan Deposits (sand, gravel, cobbles, boulders, etc.) Additionally, the project site is relatively flat, with an average slope of three (3) percent. The relatively flat sandy soils prevalent throughout the project site are not generally not susceptible to landslides, subsidence, or collapse according to Section 2.4 of Appendix F of the General Plan FPEIR. Still, the General Plan FPEIR recommends the following mitigation measures for all new developments to ensure that geologic hazards are reduced to a less-than-significant level:

VI-3: Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the City of Rialto Public Works Department and the City of Rialto Building Division, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

VI-4: Prior to the issuance of grading or buildings permits, the applicant shall submit a Geology and Soils Report, prepared by a registered soils engineer, to the City of Rialto Public Works Department and City of Rialto Building Division for review and approval. The project shall comply with any conditions mandated by the Public Works Department's and Building Division's Geology and Soils Report Review for the proposed project and as it may be subsequently amended or modified.

Liquefaction, and resulting lateral spreading, are unlikely to occur at the project site. According to Section 1.7 of Appendix F of the General Plan FPEIR most of Rialto, including the project site, is not prone to liquefaction as groundwater, one of the required conditions for liquefaction, is not known to be less than 50 feet from the ground surface.

- d. *Less Than Significant With Mitigation Incorporated* – The majority of Rialto, including the project site, is located on alluvial deposits composed of granular soils (predominantly sand, gravel, and boulders). Such deposits have a low potential for expansion. However, alluvial deposits can contain fine-grained soils, such as silts and clay, that can have expansive properties. Incorporation of mitigation measure VI-4 will identify expansive soils, if any, on the project site and prior to issuance of buildings permits, and provide measures to ensure that any impact from expansive soils is reduced to a less-than-significant level.
- e. *No Impact* – The use of septic tanks within the City of Rialto is prohibited pursuant to Section 12.08.040 (Privy and Septic Tank Restrictions) of the Rialto Municipal Code. The City is supported by a fully functioning sewer system, and the project will be required to “hook up” to the sewer system. Therefore, no impact will occur.

	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?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Substantiation:

- a. *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 greenhouse gases (GHG) emissions in California. AB 32 requires a reduction in GHG emissions equivalent to state-wide levels in 1990 by the year 2020. This will require reductions in “business-as-usual” GHG emissions state-wide.

Eight (8) new residential structures and one (1) office/recreation structure will be built as a result of this project. In addition, construction activities will include paving,

landscaping, and the installation of fencing. Emissions of 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 3,500 metric tons of carbon dioxide equivalents (MTPY CO₂e) annually for residential projects.

GHG emissions were calculated using the California Emissions Estimator Model (CalEEMod) version 2013.2.2, within the Air Quality & GHG Impact Analysis prepared by Giroux & Associates, to determine if the project could have a considerable impact related to greenhouse gas emissions. The results are summarized in Table 5.

Table 5: Greenhouse Gas Emissions (MT/Yr)

SOURCE	GHG Emissions (MT/YR)			
	CO ₂	CH ₄	N ₂ O	TOTAL*
<i>Construction Emissions</i>	405.52	0.08	0.00	407.24
<i>Operational Emissions</i>				
Area	27.48	0.03	0.00	28.26
Energy	159.53	0.00	0.00	160.29
Mobile	816.88	0.03	0.00	817.55
Waste	7.84	0.46	0.00	17.58
Water	33.10	0.18	0.00	38.27
Total	1,044.84	0.71	0.00	1,061.95
Total Construction + Operational	1,450.36	0.79	0.00	1,469.19
SCAQMD Threshold				3,500
Exceeds Threshold?				No
Source: Air Quality & GHG Impact Analysis prepared by Giroux & Associates - CalEEMod Version 2013.2.2				
*MT/YR CO ₂ e				
Note: Slight variations occur due to rounding.				

Table 5 indicates that the proposed project is estimated to result in emissions of 1,061.95 MTPY CO₂e during operational periods. The project's worst case GHG emissions during construction are expected to be approximately 407.24 MTPY CO₂e. This is substantially less than the established stationary source interim SCAQMD threshold of 3,500 MTPY CO₂e.

While mitigation related to GHG is not required for this project, it is recommended that mitigation measure **VII-1** be implemented to further reduce GHG emissions in compliance with Executive Order S-3-05:

VII-1: In order to reduce air pollutant and GHG emissions, and promote sustainability through conservation of energy and other natural resources, building and site plan designs shall ensure that the project energy efficiencies exceed California Building Code Title 24, Part 6 Energy Efficiency Standards. This can be achieved by implementing any combination of the following, but not limited to, design features:

- Increase in insulation such that heat transfer and thermal bridging is minimized;
- Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;
- Incorporate dual-paned or other energy efficient windows;
- Incorporate energy efficient heating and cooling systems;
- Installation of interior and exterior efficient lighting systems which exceed Title 24 Energy Efficiency Standards;
- Paint all structures and walls in light off-white colors which reflect heat away from buildings;
- Design all structures to accommodate photovoltaic solar electricity systems.

GHG emissions generated by the project will not exceed any of SCAQMD's interim thresholds without mitigation. With the implementation of recommended mitigation measure **VII-1** will have a less than significant impact related to the generation of GHG emissions.

Source: Project Plans, Air Quality & GHG Impact Analysis (Giroux & Associates)

- b. *No Impact* – The SCAQMD supports State, Federal and international policies to reduce levels of GHG emissions and has established an interim GHG threshold. As indicated in Section VIIa above, the project will comply with the interim threshold and California

Building Code provisions designed to reduce GHG emissions. Based upon the Air Quality & GHG Impact Analysis prepared by Giroux & Associates, the project will not conflict with any applicable plan, policy or regulation related to the reduction in the emissions of GHG and thus no impact will occur.

	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"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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-b. *No Impact* - The project involves the development of an eighty-four (84) unit apartment complex. The use, transport, or disposal of hazardous materials is not typically generated by such a land use. Materials, such as household cleaners, paint, fertilizers, etc., may be stored and used inside individual units, but would not be stockpiled to the point of creating a hazard.

Source: Project Plans

c. *No Impact* –The nearest school to the project site is Eisenhower High School, which is located approximately 0.13 miles to the east of the project site. Nevertheless, the nature of the project will not emit hazardous emissions or handle hazardous materials, and therefore no impact will occur.

Source: Project Plans

d. *No Impact* – The project site is not designated as a hazardous materials site according to General Plan Exhibit 5.4 and General Plan FPEIR Exhibit 4.7.1. Additionally, site inspections did not reveal the presence of hazardous materials placed on-site. Therefore, no impact will occur.

Source: General Plan, General Plan FPEIR, Site Visit

- 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 Plans

- g. *No Impact* – The City of Rialto has a roadway network that provides emergency access and evacuation routes to and from existing development. The proposed project will be located on a site that will have access to this road network. The project will take access off of a public street (Cactus Avenue). The project will be required to comply with all City codes, including local fire ordinances. Therefore, no impact will occur.

Source: Project Plans

- h. *No Impact* – The project site is not located within a Fire Hazard Severity Zone according to Exhibit 4.7.2 of the General Plan FPEIR, and as such no impact will occur.

Source: General Plan FPEIR

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

Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- 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)?

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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 Rialto Water Services 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 grading and drainage plan must be submitted to and approved by the City Engineer prior to issuance of grading and building permits. Additionally, a construction project resulting in the disturbance of 1 acre or more requires the applicant to obtain a National Pollution Discharge Elimination System (NPDES) Permit and a Notice of Intent (NOI). To comply with all NPDES requirements the applicant will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) for construction activities and a Water Quality Management Plan (WQMP) for post-construction operational management of storm water runoff. The SWPPP and WQMP will identify Best Management Practices (BMPs) to be implemented during the construction and operation of the project that will mitigate any polluted storm water runoff to a level of insignificance.

Source: Project Plans, General Plan FPEIR

- g-i. *No Impact* - The project site is not located within the 100-year flood hazard area according to Exhibit 4.8.2 of the General Plan FPEIR and no impediment or redirection of flood flows would occur.

Source: Project Plans, General Plan FPEIR

- j. *No Impact* - 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: Site Visit, General Plan FPEIR

	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 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. *No Impact* – The subject site is an undeveloped piece of land surrounded by other properties also zoned for residential land uses. The project will not divide any established communities, but rather will be incorporated into one. Therefore, no impact will occur.

Source: Project Plans, Site Visit, General Plan FPEIR

b. *Less Than Significant Impact* – The current project site land use designation is Residential 6, which allows for a maximum density of 6.0 dwelling units per acre. The current zoning designation of the project site is Single-Family Residential (R-1C). The current land use designation on 4.56 net acres of land limits the maximum allowable number of units to twenty-seven (27). Meanwhile, the R-1C zone does not permit the development of apartment complexes on the project site. However, the applicant has filed a General Plan Amendment to change the land use designation of the of the project site from Residential 6 to Residential 21, which will allow for a maximum density of 21.0 dwelling units per acre, and a Zone Change to change the zoning designation of the project site from R-1C to Multi-Family Residential (R-3).

The R-3 zone and the Residential 21 land use designation are consistent with the surrounding land use designations and some developments in nearby area. For example,

the land immediately adjacent to the north and northwest of the project site is similarly zoned R-3, although it does have an inconsistent Residential 6 land use designation and is developed with single-family residences. Meanwhile, nearby at the southeast corner of Cactus Avenue and Base Line Road there is approximately 31.8 acres of land with a Residential 21 designation, although most of this land is a part of the Elm Park single-family subdivision. Still though several large apartment complexes exist in the nearby area including Willow Village, a 100-unit apartment complex located approximately 1,050 east of the project site, Cactus Grove Apartments a 53-unit apartment complex is located approximately 1,300 feet directly south of the project site, and Bella Vista Apartments, a 50-unit apartment complex located approximately 1,300 feet to the southeast of the project site

The project will comply with the applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, there will be no impact.

Source: General Plan, City Zoning Map

- c. *No Impact* - There is no adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved HCP that affects the project 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?
- 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?

Substantiation:

a-b *No Impact* – The General Plan is designed to promote a residential community supported by an industrial/commercial base. The General Plan does not support further or future development of aggregate or other mining facilities within the City of Rialto. Any protection of mineral resources within the City of Rialto is not consistent with the vision of the General Plan. A Statement of Overriding Considerations was adopted by the City Council in regards to mineral resources. Therefore, no impact will occur.

Source: General Plan FPEIR

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. *Less Than Significant Impact With Mitigation Incorporated* – According to Table 4.11-3 of the General Plan FPEIR, the maximum allowable exterior noise level within a new residential development is 65 CNEL (Community Noise Equivalent Level), and the maximum allowable interior noise level within a new residential development is 45 CNEL.

An Noise Impact Analysis Report was prepared by Giroux & Associates, Inc. for the proposed project in order to determine noise levels affecting the project. The Acoustical Analysis Report indicated that without mitigation all new eighty-four (84) dwelling units would not be exposed to exterior and interior noise levels exceeding the noise level threshold established in the General Plan. According to Table 2 within the Noise Impact Analysis Report, exterior noise levels of only the structures closest to Cactus Avenue have the potential to reach as high as 63 CNEL. All other structures will have exterior noise levels lower than 63 CNEL. Current building construction methods are expected to achieve a reduction of at least 20 decibels from exterior to interior noise levels. With exterior noise levels less than 65 CNEL, a 20-decibel reduction through conventional construction is adequate to reduce interior noise levels to below the threshold of 45 CNEL. Therefore, no mitigation or shielding is required, and noise levels on-site with remain at a level of insignificance.

Source: Noise Impact Analysis Report prepared by Giroux & Associates, Inc., General Plan FPEIR, Project Plans

- b. *Less Than Significant Impact With Mitigation Incorporated* – The proposed project involves the rezoning of the project site and the development of an eighty-four (84) unit apartment complex on the project site. Residential uses are not typically known to cause ground borne vibrations or ground borne noise. The area surrounding the project site will not be exposed to long-term ground borne vibrations or noise as a result of the project.

Construction activities and grading activities may generate ground borne vibration and noise, however this would only be temporary until completion of the project. Generally, earthmovers, haulers, and other equipment typically associate with construction do not normally cause vibrations significant enough to cause any structural damage to nearby structures. However, the on-site construction equipment that will create the maximum potential vibration is a large bulldozer. The stated vibration source level in the FTA Handbook for such equipment is 81 VdBA at 50 feet from the source. With typical vibrational energy spreading loss, the vibration annoyance standard of 80VdBA is met at 56 feet. However, the closest residence is 40 feet from the nearest proposed structure and 15 feet from the eastern property line. Effects of vibration perception such as rattling windows could only occur at the nearest residential structures, though vibration resulting from project construction would not exceed cosmetic damage thresholds.

Regardless, large bulldozers (generally larger than 350 HP) will not likely operate directly at the shared property line with the perimeter homes. Any fine grading at the property line should be performed with small bulldozers, which are known to have 30 VdB less vibration potential. Therefore, to ensure adequate vibration annoyance protection the following mitigation measure is recommended:

XII-1: Only small bulldozers shall be permitted to operate within 56 feet of the nearest residential structures.

Adherence to the allowable hours of construction established in Section 9.50 (Noise Control) of the Rialto Municipal Code will further assist in limiting the severity of any ground borne vibrations or noise. Therefore, any impact related to ground borne vibration or noise will be less-than-significant with mitigation.

Source: Project Plans, General Plan FPEIR, Rialto Municipal Code (Section 9.50)

- c. *Less Than Significant Impact* – The primary source of ambient noise levels associate with residential development is vehicular traffic. However, the project will not significantly

increase traffic as analyzed in Section XVI below, and as a result a significant increase in the ambient noise levels in the vicinity as a result of the project is unlikely.

Source: Section VXI of the project Initial Study, Project Plans

- d. *Less Than Significant Impact With Mitigation Incorporated* – Construction activities can generate a variety of noise levels associated with different kinds of construction equipment and the location of staging, construction, storage, and access. Grading, paving, landscaping, and building construction processes involve equipment and vehicles that are known to produce intrusive levels of noise. Construction activities will result in temporary increases in noise levels near the project site that could adversely affect neighboring land uses. The following mitigation measures will serve to mitigate short-term (construction) noise impacts related to the project to a less than significant level:

XII-2: The permitted hours for such construction work are as follows:

1. October 1st through April 30th.

Monday --- Friday:	7:00 a.m. to 5:30 p.m.
Saturday:	8:00 a.m. to 5:00 p.m.
Sunday:	No Permissible Hours
State Holidays:	No Permissible Hours

2. May 1st through September 30th.

Monday --- Friday:	6:00 a.m. to 7:00 p.m.
Saturday:	8:00 a.m. to 5:00 p.m.
Sunday:	No Permissible Hours
State Holidays:	No Permissible Hours

XII-3: Prior to the issuance of any grading or building permit, the grading plans shall indicate that during all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

XII-4: Prior to the issuance of any grading or building permit, the grading plans shall mandate that the construction contractor prohibit the use of personal or commercial music or sound amplification on the project site during construction.

XII-5: Prior to the issuance of any grading or demolition permit, the grading plans shall provide that the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

XII-6: Prior to the issuance of any grading or demolition permit, the grading plans shall provide that the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

Mitigation Measures **XII-2** through **XII-6** would minimize construction noise impacts at nearby sensitive receptors to less than significant levels.

Source: Project Plans, General Plan FPEIR, Rialto Municipal Code (Section 9.50)

e-f. *No 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: Project Plans, General Plan FPEIR

	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)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Substantiation:

a *Less Than Significant Impact* - The project involves the development of an eighty-four (84) unit apartment complex, and will induce population growth. However, strictly speaking, eighty-four (84) residential units will not substantially induce population growth and the projects impact will be less than significant.

Source: Project plans, General Plan FPEIR

b & c. *No Impact* – The development of the project is occurring on a piece of land that is currently vacant. Therefore, there will be no impact.

Source: Site Visit, General Plan FPEIR

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. 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, 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| Parks? | <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
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

- a. *Less Than Significant Impact* – The need for public services will increase as a result of the project. However, the developer will be responsible for the payment of Development Impact Fees and School Fees to cover the cost for the increase in services. Future homeowners will also provide additional property and sales tax revenues to the City as further contribution. As a result, the impact on public services related to the development will be less than significant.

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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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?
- 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. *Less Than Significant Impact* – The need for recreation services will increase as a result of the project. However, the developer will be responsible for the payment of Development Impact Fees to cover the increase cost of services. As a result, the impact on recreation services related to the development will be less than significant.

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

- b. *No Impact* – The project includes the development of approximately 32,000 square feet of open space/recreation amenities, as required by Chapter 18.18 (Multi-Family Residential) of the Rialto Municipal Code. These use of these recreational facilities will be limited to residents and guests only. No outside recreational facilities are required or proposed as a part of the project. As such, there is no potential for any new recreational facilities to have an adverse effect on the environment.

Source: Project Plans

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) 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* – The applicant completed a Traffic Scoping Agreement with the City of Rialto Public Works Department upon submittal of the entitlement application for the project. According to the approved Traffic Scoping Agreement the project will generate 559 daily vehicle trips, with 43 trips at AM peak hour and 52 trips at PM peak hour. The anticipated vehicle trips generated by the project will not exceed 50 peak hour trips for both AM and PM peak hours, which has been determined to be the threshold of significance by the City of Rialto Public Works Department. Access to the project will be provided from Cactus Avenue. All streets will be fully improved along the project frontage in accordance with General Plan Circulation Element. Any traffic increase as a result of the project will be minimal, and no levels of service will be negatively impacted. The existing transportation network is more than adequate to serve the insignificant increase in traffic caused by the development.

Source: Traffic Scoping Agreement, Project Plans, 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 proposed design does not include any sharp curves or dangerous intersections, nor will it create any impediments to access by emergency vehicles or personnel.

Source: Project Plans

f. *No Impact* – The project will have no impact on alternative transportation modes.

Source: Site Visit, Project Plans, General Plan

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Rialto Water Services District and the City of Rialto Sewer and will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. The applicant has obtained “Will Serve” letters from both the Rialto Water Services District and the City of Rialto. No exhaustion of wastewater treatment capacity is anticipated as a result of the proposed project.

Source: General Plan FPEIR, West Valley Water District “Will Serve” Letter, City of Rialto Sewer “Will Serve Letter”

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 FPEIR

b & d. *Less Than Significant Impact* - The Rialto Water Services District has adequate resources to service the project and no new or expanded facilities are anticipated. The applicant has obtained a “Will Serve” letter from the Rialto Water Services District for the project.

Source: West Valley Water District “Will Serve” Letter

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: General Plan FPEIR

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVIII. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 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 Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, and Noise.

- 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 the mitigation measures listed in this document.

- c. *Less Than Significant Impact With Mitigation Incorporated* – This project will not result in any substantial adverse effects on humans either directly or indirectly. There are no known environmental effects associated with the project that will cause direct or indirect substantial adverse impacts on human beings. Adequate mitigation has been provided to reduce any potential impacts to a level of insignificance. The issues for which mitigation have been provided for are Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases, and Noise.

APPENDIX A

Air Quality & Greenhouse Gas Impact Report

Prepared by

Giroux & Associates, Inc.

December 23, 2015

(Prepared with CalEEMod Version 2013.2.2)

APPENDIX B

Noise Impact Analysis Report

Prepared by

Giroux & Associates, Inc.

December 23, 2015

APPENDIX C

Traffic Scoping Agreement

Prepared by

K2 Traffic Engineering

Approved by

City of Rialto Public Works Department

December 21, 2015

APPENDIX D

Mitigation Monitoring & Reporting Program

Mitigation Monitoring and Reporting Program
Environmental Assessment No. 15-60
BM Investments, Inc.
Eighty-four (84) unit apartment complex

Measure No.	Mitigation Measures	Timing	Verification of Compliance				
			Monitoring Milestone	Responsible Party for Monitoring	Initials	Date	Remarks
Air Quality							
III-1	The contractor shall ensure that all exposed (unpaved) surfaces within project site are watered at least three (3) times a day during grading activities.	During Construction	Grading and ground disturbance phase	Development Services, Building			
III-2	During grading activities, the contractor shall ensure the use of excavators, dozers, and graders capable of meeting Level 3 diesel particulate filter (DPF) emission standards. Grading plans, construction specifications and bid documents shall include notation that all excavators, dozers, and graders are to meet Level 3 DPF emissions standards.	Prior to and during construction	Prior to issuance of grading permit	Public Works, Engineering			
Biological Resources							
IV-1	The State of California Fish and game Code 3503 and the Migratory Bird Treat Act (MBTA) prohibits the take of active bird nests. To avoid an illegal take of active bird nests, parts, or eggs, any grubbing, brushing or tree removal will be conducted outside of the State identified nesting season (nesting season is February 1 through August 31). 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 buffer, to be determined by the biologist, will be placed around it. No activity will occur within the recommended buffer until the young have fledged the nest.	Prior to Construction	Prior to issuance of Building Permits	Development Services, Planning			
Cultural Resources							
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.	During Construction	Grading and ground disturbance phase	Development Services, Planning			
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	During Construction					

Measure No.	Mitigation Measures	Verification of Compliance					
		Timing	Monitoring Milestone	Responsible Party for Monitoring	Initials	Date	Remarks
	within the guidelines of the California Environmental Quality Act and/or the federal National Environmental Policy Act.						
Geology and Soils							
VI-1	The project site shall be watered or treated with another soil-stabilizing agent daily to prevent fugitive dust in accordance with Rule 403 of the South Coast Air Quality Management District (SCAQMD).	During Construction	Grading and ground disturbance phase	Development Services, Building			
VI-2	Construction activities shall be suspended when wind speeds exceed 25mph to minimize fugitive dust from occurring.	During Construction	Grading and ground disturbance phase	Development Services, Building			
VI-3	Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the City of Rialto Public Works Department and the City of Rialto Building Division, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.	Prior to Construction	Prior to issuance of grading and building permits	Public Works, Engineering & Development Services, Building			
VI-4	Prior to the issuance of grading or buildings permits, the applicant shall submit a Geology and Soils Report, prepared by a registered soils engineer, to the City of Rialto Public Works Department and City of Rialto Building Division for review and approval. The project shall comply with any conditions mandated by the Public Works Department's and Building Division's Geology and Soils Report Review for the proposed project and as it may be subsequently amended or modified.	Prior to Construction	Prior to issuance of grading and building permits	Public Works, Engineering & Development Services, Building			
Greenhouse Gases							
VII-1	In order to reduce air pollutant and GHG emissions, and promote sustainability through conservation of energy and other natural resources, building and site plan designs shall ensure that the project energy efficiencies exceed California Building Code Title 24, Part 6 Energy Efficiency Standards. This can be achieved by implementing any combination of the following, but not limited to, design features: <ul style="list-style-type: none"> Increase in insulation such that heat transfer and thermal bridging is minimized; 	Prior to Construction	Prior to issuance of building permits	Development Services, Building			

Measure No.	Mitigation Measures	Verification of Compliance					
		Timing	Monitoring Milestone	Responsible Party for Monitoring	Initials	Date	Remarks
	<ul style="list-style-type: none"> Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption; Incorporate dual-paned or other energy efficient windows; Incorporate energy efficient heating and cooling systems; Installation of interior and exterior efficient lighting systems which exceed Title 24 Energy Efficiency Standards; Paint all structures and walls in light off-white colors which reflect heat away from buildings; Design all structures to accommodate photovoltaic solar electricity systems. 						
Noise							
XII-1	Only small bulldozers shall be permitted to operate within 56 feet of the nearest residential structures.	During Construction	Prior to Occupancy	Development Services, Building & Public Works, Engineering			
XII-2	<p>The permitted hours for such construction work are as follows:</p> <ol style="list-style-type: none"> October 1st through April 30th. <ul style="list-style-type: none"> Monday --- Friday: 7:00 a.m. to 5:30 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: No Permissible Hours State Holidays: No Permissible Hours May 1st through September 30th. <ul style="list-style-type: none"> Monday --- Friday: 6:00 a.m. to 7:00 p.m. Saturday: 8:00 a.m. to 5:00 p.m. Sunday: No Permissible Hours State Holidays: No Permissible Hours 	During Construction	During grading and structural construction	Development Services, Building			

Measure No.	Mitigation Measures	Verification of Compliance					
		Timing	Monitoring Milestone	Responsible Party for Monitoring	Initials	Date	Remarks
XII-3	Prior to the issuance of any grading or building permit, the grading plans shall indicate that during all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.	Prior to and during construction	Prior to the issuance of grading and building permits & during grading and structural construction	Public Works, Engineering & Development Services, Building			
XII-4	Prior to the issuance of any grading or building permit, the grading plans shall mandate that the construction contractor prohibit the use of personal or commercial music or sound amplification on the project site during construction.	Prior to construction	Prior to the issuance of grading permits	Public Works, Engineering			
XII-5	Prior to the issuance of any grading or demolition permit, the grading plans shall provide that the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.	Prior to construction	Prior to the issuance of grading permits	Public Works, Engineering			
XII-6	Prior to the issuance of any grading or demolition permit, the grading plans shall provide that the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.	Prior to construction	Prior to the issuance of grading permits	Public Works, Engineering			



NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Rialto
Development Services Department
150 South Palm Avenue
Rialto, CA 92376

Clerk of the Board
County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, CA 92415

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Environmental Assessment Review No. 15-60, General Plan Amendment No. 15-02, Zone Change No. 333, Conditional Development Permit No. 800, & Precise Plan of Design No. 2431

State Clearinghouse Number: N/A

Lead Agency Contact Person: Daniel Casey, Associate Planner

Area Code/Telephone: (909) 820-2535

Project Location: East side of Cactus Avenue approximately 280 feet north of Base Line Road (APN: 0127-281-01)

Project Description: Development of an eighty-four (84) unit apartment complex and associated paving, landscaping, fencing and lighting on approximately 4.65 gross acres of land. In conjunction with the project, the applicant proposes to change the General Plan land use designation of the project site from Residential 6 to Residential 21 and to change the zoning designation of the project site from Single-Family Residential (R-1C) to Multi-Family Residential (R-3).

Project Proponent & Address: BM Investments, Inc. - 440 N. Mountain Avenue #224, Upland, CA 91786

Contact info & Phone: Barbara Monroy - (909) 985-2085

This is to advise that the City of Rialto has approved the above described project on **September 27, 2016** and has made the following determinations regarding the above described project.

1. The project { will will not} have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures { were were not} made a condition of the approval of the project.
4. A statement of Overriding Considerations { was was not} adopted for this project.

This is to certify that the **Mitigated Negative Declaration** and record of project approval is available to the general public at the City of Rialto, Development Services Department, Planning Division, 150 South Palm Avenue, Rialto, CA 92376

Daniel Casey, Associate Planner

Date: _____

Date received for filing and posting at OPR:

1 WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning
2 Commission shall hold a public hearing for a proposed amendment to an adopted specific plan
3 and forward a recommendation to the City Council for action; and

4 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
5 conducted a duly noticed public hearing, as required by law, on GPA No. 15-02, ZC No. 333,
6 and CDP No. 800, took testimony, at which time it received input from staff, the city attorney,
7 and the applicant; heard public testimony; discussed GPA No. 15-02, ZC No. 333, and CDP No.
8 800; and closed the public hearing; and

9 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

10 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
11 Rialto as follows:

12 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
13 forth in the recitals above of this Resolution are true and correct and incorporated herein.

14 SECTION 2. Based on substantial evidence presented to the Planning Commission during
15 the public hearing conducted with regard to GPA No. 15-02, including written staff reports, verbal
16 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
17 Commission hereby determines that GPA No. 15-02 satisfies the requirements of Government Code
18 Sections 65358 pertaining to the findings which must be made precedent to amending a General
19 Plan. The findings are as follows:

- 20
21 1. That the proposed General Plan Amendment is in the public interest.

22 *This finding is supported by the following facts:*

23 The R-3 zone and the Residential 21 General Plan land use designation are consistent with
24 the surrounding land use designations and some developments in the nearby area. For
25 example, the land immediately adjacent to the north and northwest of the project site is
26 similarly zoned R-3, although it does have an inconsistent Residential 6 land use designation
27 and is developed with single-family residences. Meanwhile, nearby at the southeast corner
28 of Cactus Avenue and Base Line Road there is approximately 31.8 acres of land with a
Residential 21 designation, although most of this land is a part of the Elm Park single-family
subdivision. Still though several large apartment complexes exist in the nearby area
including Willow Village, a 100-unit apartment complex located approximately 1,050 east

1 of the project site, Cactus Grove Apartments a 53-unit apartment complex is located
2 approximately 1,300 feet directly south of the project site, and Bella Vista Apartments, a 50-
unit apartment complex located approximately 1,300 feet to the southeast of the project site.

3 The Project will facilitate the development of additional market-rate housing within the
4 City. Any member of the public seeking to reside within Rialto will be provided an
5 opportunity to lease a new apartment unit within a high-quality, well-maintained, gated
6 complex. Furthermore, the development of an eighty-four (84) unit apartment complex will
contribute to an increase in revenues collected in form of permit fees, development impact
fees, sales tax, and property tax.

7
8 SECTION 3. An Initial Study (Environmental Assessment Review No. 15-60) has been prepared
9 for the proposed project in accordance with the California Environmental Quality Act (CEQA) and
10 it has been determined that any impacts will be reduced to a level of insignificance and a Mitigated
11 Negative Declaration has been prepared in accordance with CEQA. The Planning Commission
12 hereby recommends that the City Council adopt the Mitigated Negative Declaration and direct the
13 Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors
14 for San Bernardino County.

15 SECTION 4. The Planning Commission hereby recommends that the City Council
16 approve GPA No. 15-02 to change the land use designation of the Site from Residential 6 to
17 Residential 21, in accordance with the application on file with the Planning Division, subject to the
18 following conditions:

- 19
- 20 1. GPA No. 15-02 is approved changing the land use designation of approximately 4.65
21 gross acres of land (APN: 0127-281-01) located on the east side of Cactus Avenue
22 approximately 280 feet north of Base Line Road, and described in the legal description
23 attached as Exhibit X, from Residential 6 to Residential 21. If the Conditions of
Approval specified herein are not satisfied or otherwise completed, the Project shall be
subject to revocation.
 - 24 2. Prior to the issuance of building or grading permits for the proposed development, a
25 Precise Plan of Design shall be approved by the City's Development Review Committee
26 (DRC).
 - 27 3. City inspectors shall have access to the Site to reasonably inspect the Site during
28 normal working hours to assure compliance with these conditions and other codes.

- 1 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
2 officers, or employees from any claims, damages, action, or proceeding against the
3 City or its agents, officers, or employees to attack, set aside, void, or annul any
4 approval of the City, its advisory agencies, appeal boards, or legislative body
5 concerning GPA No. 15-02. The City will promptly notify the applicant of any such
6 claim, action, or proceeding against the City, and applicant will cooperate fully in the
7 defense.
8
- 9 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
10 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
11 subject to protest by the applicant at the time of approval or conditional approval of
12 the Project or within 90 days after the date of the imposition of the fees, dedications,
13 reservations, or exactions imposed on the Project.
- 14 6. The City shall prepare a Fiscal Impact Analysis report at the applicant's cost. The report
15 shall analyze the Project's impact to the City's General Fund. The applicant shall be
16 required to mitigate any negative fiscal impacts identified in the report through the
17 formation of a Community Facilities District, payment of a Municipal Services Fee, or
18 other acceptable mitigation method.

19 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
20 adoption of this resolution and thereupon the same shall take effect and be in force.

21 PASSED, APPROVED AND ADOPTED this 31st day of August, 2016.

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JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

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LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA IS FURTHER DESCRIBED AS FOLLOWS:

THE NORTH ½ OF THE WEST ¼ OF THE SOUTH ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY

ASSESSOR'S PARCEL NO: 0127-281-001-0-000

SITUS ADDRESS: 1295 N CACTUS AVENUE, RIALTO, CA 92376

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA IS FURTHER DESCRIBED AS FOLLOWS:

THE NORTH ½ OF THE WEST ½ OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY

ASSESSOR'S PARCEL NO: 0127-281-001-0-000

SITUS ADDRESS: 1295 N CACTUS AVENUE, RIALTO, CA 92376

1 WHEREAS, pursuant to Section 18.06.030(C) of the Rialto Municipal Code, the
2 Planning Commission shall hold a public hearing for a proposed amendment to an adopted
3 specific plan and forward a recommendation to the City Council for action; and

4 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
5 conducted a duly noticed public hearing, as required by law, on ZC No. 333, GPA No. 15-02,
6 and CDP No. 800, took testimony, at which time it received input from staff, the city attorney,
7 and the applicant; heard public testimony; discussed ZC No. 333, GPA No. 15-02, and CDP No.
8 800; and closed the public hearing; and

9 WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

10 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
11 Rialto as follows:

12 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
13 forth in the recitals above of this Resolution are true and correct and incorporated herein.

14 SECTION 2. Based on substantial evidence presented to the Planning Commission during
15 the public hearing conducted with regard to ZC No. 333, including written staff reports, verbal
16 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
17 Commission hereby determines that ZC No. 333 satisfies the requirements of Section 18.06.030 of
18 the Rialto Municipal Code pertaining to the findings which must be made precedent to adopting a
19 zone change. The findings are as follows:

- 20
21 1. That the proposed zone change is consistent with the General Plan of the City of
22 Rialto; and

23 *This finding is supported by the following facts:*

24 In conjunction with the Project, the applicant proposes GPA No. 15-02 to change the land
25 use designation of the Site from Residential 6 to Residential 21. The Residential 21 land use
26 designation and the R-3 zone both allow residential developments between 12.1 and 21.0
27 dwelling units per acre. GPA No. 15-02, ZC No. 333, and CDP No. 800 are proposed to
28 facilitate the development of an eighty-four (84) unit apartment complex with a density of
18.42 dwelling units per acre. The zone change and the subsequent development are
therefore consistent with the proposed General Plan land use designation.

1 2. That the proposed zone change will not adversely affect the surrounding properties.

2 *This finding is supported by the following facts:*

3 The R-3 zone and the Residential 21 General Plan land use designation are consistent with
4 the surrounding land use designations and some developments in the nearby area. For
5 example, the land immediately adjacent to the north and northwest of the project site is
6 similarly zoned R-3, although it does have an inconsistent Residential 6 land use designation
7 and is developed with single-family residences. Meanwhile, nearby at the southeast corner
8 of Cactus Avenue and Base Line Road there is approximately 31.8 acres of land with a
9 Residential 21 designation, although most of this land is a part of the Elm Park single-family
10 subdivision. Still though several large apartment complexes exist in the nearby area
11 including Willow Village, a 100-unit apartment complex located approximately 1,050 east
12 of the project site, Cactus Grove Apartments a 53-unit apartment complex is located
13 approximately 1,300 feet directly south of the project site, and Bella Vista Apartments, a 50-
14 unit apartment complex located approximately 1,300 feet to the southeast of the project site.
15 The Project will facilitate the development of an apartment complex in keeping with the
16 character of the nearby area.

17 The proposed development, in conjunction with the project, will include the installation of a
18 six (6) foot solid block wall along all property lines adjacent to the surrounding
19 developments. Additionally, landscape planters, and drive-aisles will be installed between
20 the wall and the proposed structures providing significant setbacks between the proposed
21 structures and the surrounding properties. These design features, as well as others, will
22 serve to make the proposed development as benign as possible.

23 Additionally, mitigation measures, included in the Initial Study prepared for the Project
24 (Environmental Assessment Review No. 15-60), will assist in mitigating any impacts related
25 air quality, biological resources, cultural resources, geology and soils, greenhouse gases, and
26 noise to a level of insignificance.

27 SECTION 3. An Initial Study (Environmental Assessment Review No. 15-60) has been prepared
28 for the proposed project in accordance with the California Environmental Quality Act (CEQA) and
29 it has been determined that any impacts will be reduced to a level of insignificance and a Mitigated
30 Negative Declaration has been prepared in accordance with CEQA. The Planning Commission
31 hereby recommends that the City Council adopt the Mitigated Negative Declaration and direct the
32 Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors
33 for San Bernardino County.

1 SECTION 4. The Planning Commission hereby recommends that the City Council
2 approve ZC No. 333 to change the zoning designation of the Site from R-1C to R-3, in accordance
3 with the application on file with the Planning Division, subject to the following conditions:
4

- 5 1. ZC No. 333 is approved changing the zoning designation of approximately 4.65 gross
6 acres of land (APNs: 0132-031-13 & -14) located on the south side of Randall Avenue
7 approximately 300 feet east of Willow Avenue, and described in the legal description
8 attached as Exhibit X, from R-1C to R-3. If the Conditions of Approval specified herein
9 are not satisfied or otherwise completed, the Project shall be subject to revocation.
- 10 2. Prior to the issuance of building or grading permits for the proposed development, a
11 Precise Plan of Design shall be approved by the City's Development Review Committee
12 (DRC).
- 13 3. City inspectors shall have access to the Site to reasonably inspect the Site during
14 normal working hours to assure compliance with these conditions and other codes.
- 15 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
16 officers, or employees from any claims, damages, action, or proceeding against the
17 City or its agents, officers, or employees to attack, set aside, void, or annul any
18 approval of the City, its advisory agencies, appeal boards, or legislative body
19 concerning ZC No. 333. The City will promptly notify the applicant of any such
20 claim, action, or proceeding against the City, and applicant will cooperate fully in the
21 defense.
- 22 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
23 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
24 subject to protest by the applicant at the time of approval or conditional approval of
25 the Project or within 90 days after the date of the imposition of the fees, dedications,
26 reservations, or exactions imposed on the Project.
- 27 6. The City shall prepare a Fiscal Impact Analysis report at the applicant's cost. The report
28 shall analyze the Project's impact to the City's General Fund. The applicant shall be
required to mitigate any negative fiscal impacts identified in the report through the
formation of a Community Facilities District, payment of a Municipal Services Fee, or
other acceptable mitigation method.
7. Approval of Zone Change No. 333 will not be valid until such time that the City Council
of the City of Rialto has approved General Plan Amendment No. 15-02, which was
prepared in conjunction with the Project.

Exhibit 'A'

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LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA IS FURTHER DESCRIBED AS FOLLOWS:

THE NORTH ½ OF THE WEST ¼ OF THE SOUTH ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY

ASSESSOR'S PARCEL NO: 0127-281-001-0-000

SITUS ADDRESS: 1295 N CACTUS AVENUE, RIALTO, CA 92376

1 **RESOLUTION NO. 16-**

2 A RESOLUTION OF THE PLANNING COMMISSION OF THE
3 CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT
4 THE CITY COUNCIL APPROVE CONDITIONAL
5 DEVELOPMENT PERMIT NO. 800 TO ALLOW THE
6 DEVELOPMENT OF AN EIGHTY-FOUR (84) UNIT
7 APARTMENT COMPLEX ON 4.65 GROSS ACRES OF LAND
8 (APN: 0127-281-01) LOCATED ON THE EAST SIDE OF
9 CACTUS AVENUE APPROXIMATELY 280 FEET NORTH OF
10 BASE LINE ROAD.

11 WHEREAS, the applicant, BM Investments, Inc., proposes to develop an eighty-four (84)
12 unit apartment complex (“Project”) on 4.65 gross acres of land (APN: 0127-281-01) located on
13 the east side of Cactus Avenue approximately 280 feet north of Base Line Road (“Site”); and

14 WHEREAS, in conjunction with the Project, the applicant has also submitted General
15 Plan Amendment No. 15-02 to change the land use designation of the Site, as described in the
16 legal description attached as Exhibit A, from Residential 6 (2.1-6.0 du/acre) to Residential 21
17 (12.1-21.0 du/acre) (“GPA No. 15-02”); and

18 WHEREAS, in conjunction with the Project, the applicant has also submitted Zone
19 Change No. 333 to change the zoning designation of the Site, as described in the legal
20 description attached as Exhibit A, from Single-Family Residential (R-1C) to Multi-Family
21 Residential (R-3) (“ZC No. 333”); and

22 WHEREAS, the Project within the R-3 zone requires the approval of a Conditional
23 Development Permit, and the applicant has agreed to apply for a Conditional Development
24 Permit No. 800 (“CDP No. 800”); and

25 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
26 conducted a duly noticed public hearing, as required by law, on CDP No. 800, GPA No. 15-02,
27 and ZC No. 333, took testimony, at which time it received input from staff, the city attorney, and
28 the applicant; heard public testimony; discussed the proposed CDP No. 800, GPA No. 15-02, and
ZC No. 333; and closed the public hearing; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

1 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
2 Rialto as follows:

3 SECTION 1. The Planning Commission hereby specifically finds that all of the facts set
4 forth in the recitals above of this Resolution are true and correct and incorporated herein.

5 SECTION 2. Based on substantial evidence presented to the Planning Commission during
6 the public hearing conducted with regard to CDP No. 800, including written staff reports, verbal
7 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
8 Commission hereby determines that CDP No. 800 satisfies the requirements of Section 18.66.020 of
9 the Rialto Municipal Code pertaining to the findings which must be made precedent to granting a
10 conditional development permit. The findings are as follows:

- 11 1. The proposed use is deemed essential or desirable to provide a service or facility
12 which will contribute to the convenience or general well-being of the neighborhood
13 or community; and

14 *This finding is supported by the following facts:*

15 The Project is anticipated to be a benefit to the community and an improvement to the
16 surrounding area by providing new quality housing for both current and future residents of
17 Rialto. Additionally, the 2010 General Plan Housing Element identified the need for multi-
family developments within the City.

- 18 2. The proposed use will not be detrimental or injurious to health, safety, or general
19 welfare of persons residing or working in the vicinity; and

20 *This finding is supported by the following facts:*

21 The Site is surrounded on the north, east, and west, across Cactus Avenue, by single-family
22 residential subdivisions. To the south are several commercial developments including a 7-
23 Eleven gas station, a 4,898 square foot multi-tenant retail building, an 8,580 square foot
24 multi-tenant retail building, a 1,938 square foot fast-food restaurant, and a 6,635 square foot
25 day-care facility. The zoning of the project site and the properties to the east is Single-
26 Family Residential (R-1C). The zoning of the properties to the north is Multi-Family
27 Residential (R-3), the zoning of the properties to the south is Neighborhood Commercial (C-
28 1), and the zoning of the property to the west is Single-Family Residential (R-CL) within the
Rialto Airport Specific Plan. The Project is consistent with the R-3 zone and the
surrounding land uses. The most sensitive uses near the project site are the single-family
residences adjacent to the north, east, and west of the project site. These land uses are not
expected to be negatively impacted by the proposed project, since measures, such as

1 landscape buffering, block wall screening, and increased building setbacks, will be
2 implemented.

3 Additionally, mitigation measures, included in the Initial Study prepared for the Project
4 (Environmental Assessment Review No. 15-60), will assist in mitigating any impacts related
5 air quality, biological resources, cultural resources, geology and soils, greenhouse gases, and
6 noise to a level of insignificance.

- 7 3. The site for the proposed use is adequate in size, shape, topography, accessibility
8 and other physical characteristics to accommodate the proposed use in a manner
9 compatible with existing land uses; and

10 *This finding is supported by the following facts:*

11 The Site contains 4.65 gross acres, is rectangular, fairly level, and adjacent to one (1) public
12 street, which will be able to accommodate the proposed development. The Project will have
13 two (2) points of access along Cactus Avenue, one of which will be restricted to emergency
14 access only. In addition, the development will have parking spaces 201 parking spaces,
15 which exceeds the quantity of parking spaces required by Chapter 18.58 (Off-Street
16 Parking) of the Rialto Municipal Code.

- 17 4. The site has adequate access to those utilities and other services required for the
18 proposed use; and

19 *This finding is supported by the following facts:*

20 The Site will have adequate access to all utilities and services required through main water,
21 electric, sewer, and other utility lines that will be hooked up to the Site.

- 22 5. The proposed use will be arranged, designed, constructed, and maintained so as it
23 will not be injurious to property or improvements in the vicinity or otherwise be
24 inharmonious with the General Plan and its objectives, the Renaissance Specific
25 Plan, or any zoning ordinances, and

26 *This finding is supported by the following facts:*

27 The use is consistent with the R-3 zone. The Project, as submitted, meets or exceeds the
28 applicable development criteria of the R-3 zone and the design criteria contained in Chapter
18.61 (Design Guidelines) of the Rialto Municipal Code. Additionally, the building
locations have been plotted in such a manner as to provide the greatest setback possible
from the adjacent single-family residences to the south and west.

The exterior elevations are designed with a Mediterranean style. This includes wood frame
construction with a stucco finish painted in a tan color. Additional architectural elements of
the buildings include concrete tile roofing, foam molding, and exposed rafter tails. The

1 apartment buildings will vary in height from two (2) stories to three (3) stories, with a
2 maximum building height of thirty-five (35) feet.

3 Private balconies and independent laundry facilities are also provided within each unit. A
4 total of 34,115 square feet of common open space has been incorporated, which exceeds the
5 minimum required amount of 33,600 square feet. Included in the open space are a
6 community pool, a tot-lot, and a recreation building. Landscaping has been abundantly
7 incorporated into the site. The landscape coverage for the project is 24.9 percent, which
8 exceeds the minimum required amount of 10 percent.

9 Overall, the project can be characterized as a high-quality multi-family development.

10 6. Any potential adverse effects upon the surrounding properties will be minimized to
11 every extent practical and any remaining adverse effects shall be outweighed by the
12 benefits conferred upon the community or neighborhood as a whole.

13 *This finding is supported by the following facts:*

14 The Project's effects will be minimized through the implementation of the Conditions of
15 Approval contained herein, and through the implementation of Conditions of Approval
16 imposed by the Development Review Committee during the Precise Plan of Design Process.
17 The development of a high-quality multi-family development will provide additional
18 housing opportunities. Therefore, any potential adverse effects are outweighed by the
19 benefits conferred upon the community and neighborhood as a whole.

20 SECTION 3. An Initial Study (Environmental Assessment Review No. 15-60) has been
21 prepared for the proposed project in accordance with the California Environmental Quality Act
22 (CEQA) and it has been determined that any impacts will be reduced to a level of insignificance and
23 a Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning
24 Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration
25 and direct the Planning Division to file the necessary documentation with the Clerk of the Board of
26 Supervisors for San Bernardino County.

27 SECTION 4. The Planning Commission hereby recommends that the City Council approve
28 CDP No. 800, in conjunction with the GPA No. 15-02 and ZC No. 333, to allow the development of
an eight-four (84) unit apartment complex on 4.65 gross acres of land located on the east side of
Cactus Avenue approximately 280 feet north of Base Line Road (APN: 0127-281-01), in

1 accordance with the application on file with the Planning Division, subject to the following
2 conditions:

- 3 1. The approval is granted allowing the development of an eighty-four (84) unit apartment
4 complex on approximately 4.65 gross acres of land (APN: 0127-281-01) located on the
5 east side of Cactus Avenue approximately 280 feet north of Base Line Road, as shown
6 on the plans submitted to the Planning Division on April 13, 2016, and as approved by
7 the Planning Commission. If the Conditions of Approval specified herein are not
8 satisfied or otherwise completed, the project shall be subject to revocation.
- 9 2. Prior to the issuance of building or grading permits for the proposed development, a
10 Precise Plan of Design shall be approved by the City's Development Review Committee
11 (DRC).
- 12 3. City inspectors shall have access to the site to reasonably inspect the site during normal
13 working hours to assure compliance with these conditions and other codes.
- 14 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
15 officers, or employees from any claims, damages, action, or proceeding against the City
16 or its agents, officers, or employees to attack, set aside, void or annul, and approval of
17 the City, its advisory agencies, appeal boards, or legislative body concerning CDP No.
18 800. The City will promptly notify the applicant of any such claim, action, or
19 proceeding against the City and will cooperate fully in the defense.
- 20 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
21 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
22 subject to protest by the applicant at the time of approval or conditional approval of the
23 Project or within 90 days after the date of the imposition of the fees, dedications,
24 reservations, or exactions imposed on the Project.
- 25 6. The Applicant shall coordinate with the Gabrieleño Band of Mission Indians-Kizh
26 Nation, prior to the issuance of a grading permit, to allow for a Native American
27 Monitor to be located on-site during all ground disturbances, or as required by the
28 Gabrieleño Band of Mission Indians-Kizh Nation.
7. All new walls, including any retaining walls, shall be comprised of decorative masonry
block. Decorative masonry block means tan slumpstone, tan split-face, or precision
block with a stucco, plaster, or cultured stone finish. All decorative masonry walls and
pilasters shall include a decorative masonry cap. Pilasters shall be incorporated within
all new walls. The pilasters shall be spaced a maximum of fifty (50) feet on-center and
shall be placed at all corners and ends of the wall. All pilasters shall protrude a
minimum six (6) inches above and to the side of the wall. All walls and pilasters shall
be identified on the site plan, and an elevation detail for the walls shall be included in the
formal building plan check submittal prior to the issuance of building permits.

- 1 8. Decorative pavement shall be provided at all vehicular access points to the site. The
2 decorative pavement shall extend across the entire width and depth of the driveway, as
3 measured from the property line. Decorative pavement means decorative pavers and/or
4 color stamped concrete. The location of the decorative pavement shall be identified on
5 the Precise Grading Plan prior to the issuance of a grading permit, and it shall also be
6 identified on the site plan within the formal building plan check submittal prior to the
7 issuance of building permits. The type of decorative pavement shall be identified on the
8 formal Landscape Plan submittal prior to the issuance of building permits.
9
- 10 9. The exterior of all trash enclosures shall match the material and base color of the
11 building. Additionally, the trash enclosure shall contain solid steel doors and an
12 overhead trellis. Corrugated metal and chain-link are not acceptable materials to use
13 within the trash enclosure. An elevation detail for the trash enclosures shall be provided
14 within formal building plan check submittal prior to the issuance of building permits.
15
- 16 10. All light standards, including the base, shall be a maximum twenty (20) feet high, as
17 measured from the finished surface. Lighting shall be shielded and/or directed toward
18 the site so as not to produce direct glare or "stray light" onto adjacent properties. All
19 light standards shall be identified on the site plan and a note indicating the height
20 restriction shall be included within the formal building plan check submittal prior to the
21 issuance of building permits.
22
- 23 11. One (1) fifteen (15) gallon tree shall be provided every three (3) parking spaces. All
24 parking lot tree species shall consist of evergreen broadleaf trees. The trees shall be
25 identified on the formal Landscape Plan submittal prior to the issuance of building
26 permits.
27
- 28 12. One (1) twenty-four (24) inch box tree shall be installed every thirty (30) feet within the
on-site landscape setback along Cactus Avenue. All on-site tree species shall consist of
evergreen broadleaf trees and/or palm trees. The trees shall be identified on the formal
Landscape Plan submittal prior to the issuance of building permits.
13. One (1) twenty-four (24) inch box tree shall be installed every thirty (30) linear feet
within the public right-of-way parkway along Randall Avenue. The street tree species
along Randall Avenue shall be the *Tristania Conferta* "Brisbane Box" and/or the
Platanus Acerifolia "London Plane". The trees shall be identified on the formal
Landscape Plan submittal prior to the issuance of building permits.
14. Undulating berms shall be incorporated within the landscape setback along Cactus
Avenue. The highest part of the berms shall be at least three (3) feet in height. The
berms shall be identified on the Precise Grading Plan prior to the issuance of a grading
permit. The berms shall also be identified on the formal Landscape Plan submittal prior
to the issuance of building permits.

- 1 15. All land not covered by structures, walkways, parking areas, and driveways, unless
2 otherwise specified, shall be planted with a substantial amount of trees, shrubs, and
3 groundcover. Trees shall be spaced a minimum of thirty (30) feet on-center and shrubs
4 and groundcover shall be spaced an average of three (3) feet on-center or less. All
5 planter areas shall receive a minimum two (2) inch thick layer of brown bark, organic
6 mulch, and/or decorative rock upon initial planting. Pea gravel and decomposed granite
7 are not acceptable materials to use within planter areas. All planter areas on-site shall be
8 permanently irrigated and maintained. The planting and irrigation shall be identified on
9 the formal Landscape Plan submittal prior to the issuance of building permits.
- 10 16. All ground mounted equipment and utility boxes, including transformers, fire-
11 department connections, backflow devices, etc. shall be surrounded by a minimum of
12 two (2) rows of five (5) gallon shrubs spaced a maximum of twenty-four (24) inches on-
13 center, prior to the issuance of a Certificate of Occupancy.
- 14 17. All downspouts on all elevations of the building shall be routed through the building.
15 The internal downspouts shall be identified within the formal building plan check
16 submittal prior to the issuance of building permits.
- 17 18. All wrought-iron fencing and sliding gates shall be painted black prior to the issuance of
18 a Certificate of Occupancy.
- 19 19. The applicant shall obtain all necessary approvals and operating permits from all
20 Federal, State and local agencies prior to the issuance of a Certificate of Occupancy.
- 21 20. The privileges granted by the Planning Commission pursuant to approval of this
22 Conditional Development Permit are valid for one (1) year from the effective date of
23 approval. If the applicant fails to commence the project within one year of said effective
24 date, this conditional development permit shall be null and void and any privileges
25 granted hereunder shall terminate automatically. If the applicant or his or her successor
26 in interest commence the project within one year of the effective date of approval, the
27 privileges granted hereunder will continue inured to the property as long as the property
28 is used for the purpose for which the conditional development permit was granted, and
such use remains compatible with adjacent property uses.
- 21 21. If the applicant fails to comply with any of the conditions of approval placed upon
22 Conditional Development Permit No. 800 or any conditions placed upon the approval of
23 the Precise Plan of Design required by Condition No. 2 above, the Planning
24 Commission may initiate proceedings to revoke the conditional development permit in
25 accordance with the provisions of Sections 18.66.070 through 18.66.090, inclusive, of
26 the Rialto Municipal Code.

Exhibit 'A'

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LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA IS FURTHER DESCRIBED AS FOLLOWS:

THE NORTH ½ OF THE WEST ¼ OF THE SOUTH ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY

ASSESSOR'S PARCEL NO: 0127-281-001-0-000

SITUS ADDRESS: 1295 N CACTUS AVENUE, RIALTO, CA 92376