SANTA ANA TRUCK TERMINAL PROJECT

Final Environmental Impact Report

SCH No. 2023120143

CITY OF RIALTO

150 S. Palm Avenue
Rialto, California 92376

MARCH 2025

Kimley»Horn

SANTA ANA TRUCK TERMINAL PROJECT

FINAL ENVIRONMENTAL IMPACT REPORT
SCH NO. 2023120143

Prepared for	City of Rialto 150 South Palm Avenue Rialto, California 92376
Prepared by	Kimley-Horn and Associates 401 B Street, Suite 600 San Diego, California 92101
Date	March 2025

TABLE OF CONTENTS

This Page Intentionally Left Blank

1.0 SUMMARY OF THE FINAL ENVIRONMENTAL IMPACT REPORT

1.1 INTRODUCTION

The City of Rialto (City) has determined that a project-level environmental impact report (EIR) is required for the Santa Ana Truck Terminal Project (Project) pursuant to the requirements of the California Environmental Quality Act (CEQA). CEQA requires the preparation of an EIR prior to approving any project that may have a significant impact on the environment. For the purposes of CEQA, the term "proposed Project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]).

A Project EIR is an EIR which examines the environmental impacts of a specific development project. Project EIRs analyze changes in the environment that would result from the development project including planning, construction, and operation.

Pursuant to Section 15082 of the CEQA Guidelines, as amended, the City of Rialto prepared and circulated a Notice of Preparation (NOP) to affected agencies and interested parties for a public review period beginning on December 8, 2023. The City has elected to have an extended 45-day scoping period due to the holidays, and the deadline to submit comments on the NOP was January 22, 2024. A scoping meeting was held on January 18, 2024 at 6:00 PM at the Rialto City Hall, Council Chambers, located at 150 South Palm Avenue. Subsequently, a Draft EIR was prepared. The City published a public Notice of Availability (NOA) for the Draft EIR on August 26, 2024, inviting comment from the general public, agencies, organizations, and other interested parties. The NOA was also mailed to various agencies, organizations, and individuals that had previously requested such notice. The NOA was filed with the State Clearinghouse (SCH# 2023120143) pursuant to the public noticing requirements of CEQA. The Draft EIR was released for public review and comment by the City of Rialto on August 26, 2024 for a 45-day review period ending on October 10, 2024.

The purpose of the Draft EIR is to provide a comprehensive analysis of the potential environmental impacts of the proposed Project. The Final EIR addresses public and agency comments received on the Draft EIR during the public review period. Acting as lead agency, the City has prepared a written response to the Draft EIR; textual changes to the Draft EIR were not warranted. The responses to the comments are set forth in Section 2.0, Response to Comments, in this Final EIR. Responses to comments received during the comment period do not require any new information to be added to the Draft EIR, thus the Final EIR does not contain any new significant impacts or “significant new information” that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5. Section 3.0, *Errata to the Draft EIR*, includes the changes to the Draft EIR that were incorporated following the public review period. None of the changes included in the errata reflect a new significant environmental impact, a substantial increase in the severity of an environmental impact. The Mitigation Monitoring and Reporting Program (MMRP) is included in Section 4.0, *Mitigation Monitoring and Reporting Program*, which includes the mitigation measures to be implemented as a part of Project approval. The MMRP includes time of implementation timing and monitoring responsibilities for each mitigation measure.

1.2 PROJECT SUMMARY

The project site is located at 249 East Santa Ana Avenue, in the City of Rialto, County of San Bernardino, California. The approximately 45.7-acre property ranges in elevation from approximately 900 to 955 feet above mean sea level (amsl) and includes a 105-foot California Electric Power Company pole line easement on the southern portion of the property. A 6-foot SCE easement is located on the western portion of the project site and 10-foot and 105-foot SCE pole line easements are located on the southern portion of the project site, along with a 70-foot Southern Sierras Power Company pole line easement. The project site is an irregularly-shaped property generally bordered by existing industrial land uses.

As proposed, the Project would allow for the development of one truck terminal, one maintenance shop, and associated on-site improvements. The Project proposes an approximately 172,445 square foot (sf) truck terminal building with 292 bays and approximately 5,890 sf of office space and an approximately 18,700 sf maintenance shop with 8 bays and 890 sf of office space. The project site consists of Assessor's Parcel Number (APN) 0258-141-18.

The project site has a Rialto General Plan (General Plan) land use designation of General Industrial. The General Industrial land use designation allows for a broad range of heavy industrial activities. The project site is within the Agua Mansa Industrial Corridor Specific Plan (Specific Plan). The project site is zoned Heavy Industrial (H IND) under the Specific Plan. Permitted uses within the H IND zone include transit, and transportation terminals, repairs, and storage facilities. As such, the proposed Project is consistent with the existing General Plan land use designation and Specific Plan zoning. Although the Project is consistent with the existing land use designation and zoning designation, the Project would require a Conditional Use Permit (CUP) as development of a truck terminal is considered a conditionally permitted use within a industrial land use designation.

1.3 PROJECT OBJECTIVES

Section 15124(b) of the State CEQA Guidelines (14 CCR) requires "A statement of objectives sought by the proposed Project. The following objectives have been identified for the Project.

Objective 1: Develop the property consistent with the guidelines and policies of the City of Rialto General Plan and more specifically, the Agua Mansa Industrial Corridor Specific Plan.

Objective 2: Develop and industrial zoned site with land uses which meet current market demands.

Objective 3: Create revenue-generating uses that provide reliable employment for the long term.

Objective 4: Provide new buildings that are compatible with the surrounding industrial uses.

Objective 5: Develop an industrial use consistent with current zoning in proximity to designated truck routes and the State highway system to avoid or shorten truck-trips lengths on other roadways.

Objective 6: Redevelop an underutilized property in accordance with Rialto Plant Reclamation Plan.

1.4 REQUIRED ACTIONS AND PERMITS

Pursuant to Section 15121 of the State CEQA Guidelines, an EIR is primarily an informational document intended to inform the public agency decision-makers and the general public of the potentially significant

environmental effects of a project. Prior to taking action on the proposed Project, the City must consider the information in this EIR and certify the Final EIR.

The City of Rialto, as lead agency for the Project, has discretionary authority over the primary approvals. The Applicant has requested the consideration of the following discretionary actions.

1.4.1 City of Rialto

- **Certification of the Santa Ana Truck Terminal Project Final Environmental Impact Report.**
- **Precise Plan of Design (PPD) (PPD 2023-0006):** The proposed Project includes the review of a PPD for one truck terminal and one maintenance shop totaling approximately 191,145 sf. The total site area is approximately 45.7 acres.
- **Conditional Development Permit (CDP) (2023-0007):** The Project includes a CDP for the development of a truck terminal, which is considered a conditionally permitted use in industrial zones within the City.
- **Development Agreement (DA) (2024-0001):** Outlines the terms and conditions between the developer and the city to ensure the project complies with local regulations, addresses community needs, and facilitates the development process.

In addition to the approvals identified above, the Project would be subject to other discretionary and ministerial actions by the City as part of Project implementation. Additional City approvals include but are not limited to haul route permits, site development permits, grading permits, use permits, sign permits, and building permits.

1.4.2 Responsible Agencies

- **Santa Ana Regional Water Quality Control Board (RWQCB):** Issuance of a National Pollution Discharge Elimination System (NPDES) Permit and Construction General Permit.

This Page Intentionally Left Blank

2.0 RESPONSE TO COMMENTS

2.1 INTRODUCTION TO RESPONSE TO COMMENTS

The purpose of this section is to present public comments and responses to comments received on the Draft Environmental Impact Report (EIR) (State Clearinghouse Number 2023120143) for the Santa Ana Truck Terminal Project located in the City of Rialto (City). The Draft EIR was released for public review and comment by the City of Rialto on August 26, 2024 for a 45-day review period ending on October 10, 2024.

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15088, the City of Rialto, as the Lead Agency, has evaluated all substantive comments received on the Santa Ana Truck Terminal Project Draft EIR, and has prepared written responses to these comments. This document has been prepared in accordance with CEQA and represents the independent judgment of the Lead Agency.

The Final EIR for the Santa Ana Truck Terminal Project consists of the Draft EIR and its technical appendices; the Responses to Comments included herein; other written documentation prepared during the EIR process; and those documents which may be modified by the City Council at the time of consideration of certification of the Final EIR. The City Council will also consider adoption of a Mitigation Monitoring and Reporting Program (MMRP), a Statement of Findings of Fact, and a Statement of Overriding Considerations as part of the approval process for the Project.

This Response to Comments is organized as follows:

Section 2.1 Provides a brief introduction to this section.

Section 2.2 Identifies the Draft EIR commenters.

Section 2.3 Provides responses to substantive comments received on the Draft EIR.

CEQA Guidelines Section 15204(a) directs persons and public agencies to focus their review of a Draft EIR be "on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR."

CEQA Guidelines Section 15204(c) further advises, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence." Section 15204(d) states, "Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency's statutory responsibility." CEQA Guidelines Section 15204(e) states, "This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section."

In accordance with CEQA, Public Resources Code Section 21092.5, copies of the written responses to public agencies will be forwarded to those agencies at least ten days prior to certifying the EIR.

2.2 LIST OF RESPONDENTS

In accordance with the State CEQA Guidelines Section 15132, **Table 2-1: Comments from Public Agencies, Organizations, and Individuals**, below, provides a list of public agencies, organizations, and individuals that submitted comments on the Draft EIR received as of close of the public review period on October 10, 2024. Copies of the written comments are provided in this Section and have been annotated with the assigned letter along with a number for each comment. Each comment is followed by a corresponding written response.

The City of Rialto received a comment letter from one agency. Responses are provided to the Department of Toxic Substances, below.

Table 2-1: Comments from Public Agencies, Organizations, and Individuals

Commenter	Date of Correspondence	Page No.
Public Agencies		
Department of Toxic Substances Control	September 19, 2024	2-5

2.3 RESPONSES TO ENVIRONMENTAL COMMENTS

This Page Intentionally Left Blank

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

September 19, 2024

Daniel Casey
Principal Planner
City of Rialto
150 South Palm Avenue
Rialto, CA 92376
dcasey@rialtoca.gov

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SANTA ANA TRUCK TERMINAL PROJECT DATED AUGUST 26, 2024, STATE CLEARINGHOUSE NUMBER 2023120143

Dear Daniel Casey,

A-1-1 The Department of Toxic Substances Control (DTSC) received a Draft Environmental Impact Report (DEIR) for the Santa Ana Truck Terminal Project (Project). The proposed Project would include the construction of one truck terminal warehouse and one truck repair shop on an approximately 45.7-acre site in the City of Rialto. After reviewing the Project, DTSC recommends and requests consideration of the following comments:

A-1-2 1. In the Phase II Environmental Site Assessment it was stated the following: "There appear to be minor impacts to subsurface soils, likely as a result of former placement of artificial fill materials on the property or from discharges of process wastewater or impacted surface water to the property, including: Concentrations of TPH compounds were reported in shallow soils (generally less than four feet deep, with the exception of Boring HS-3, which has reported concentrations to 13.5 feet below ground surface). Bis(2-ethylhexyl)

A-1-2 cont.

phthalate was reported at a low concentration in a single soil sample collected at 2.5 feet deep in Trench T-7". Due to the historical use of the site and presence of TPH, DTSC recommends further investigation to determine any potential risk to human health. The investigation should be in accordance with the following Human Health Risk Assessment (HHRA) Note 12 Guidance.

A-1-3

2. DTSC recommends the City of Rialto enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: Request for Agency Oversight Application. Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your Regional Brownfield Coordinator.

A-1-4

3. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

A-1-5

4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing

A-1-5 cont.

materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's PEA Guidance Manual.

A-1-6

DTSC appreciates the opportunity to comment on the DEIR for the Santa Ana Truck Terminal Project Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via email for additional guidance.

Sincerely,

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

This Page Intentionally Left Blank

Comment Number	Comment	Response
Comments from Public Agencies		
Letter from California Department of Toxic Substances Control (DTSC), dated September 19, 2024		
A-1-1	Dear Daniel Casey, The Department of Toxic Substances Control (DTSC) received a Daft Environmental Impact Report (DEIR) for the Santa Ana Truck Terminal Project (Project). The proposed Project would include the construction of one truck terminal warehouse and one truck repair shop on an approximately 45.7-acre site in the City of Rialto. After reviewing the Project, DTSC recommends and requests consideration of the following comments:	This comment is an introduction to the comments included below and does not raise a substantive issue on the content of the Draft EIR, no further response is required.
A-1-2	In the Phase II Environmental Site Assessment it was stated the following: "There appear to be minor impacts to subsurface soils, likely as a result of former placement of artificial fill materials on the property or from discharges of process wastewater or impacted surface water to the property, including: Concentrations of TPH compounds were reported in shallow soils (generally less than four feet deep, with the exception of Boring HS-3, which has reported concentrations to 13.5 feet below ground surface). Bis(2-ethylhexyl) phthalate was reported at a low concentration in a single soil sample collected at 2.5 feet deep in Trench T-7". Due to the historical use of the site and presence of TPH, DTSC recommends further investigation to determine any potential risk to human health. The investigation should be in accordance with the following Human Health Risk Assessment (HHRA) Note 12 Guidance.	As identified in the Phase II Soil and Groundwater Investigation Report (Phase II Report) prepared by ENVIRON in October 2010 and discussed in EIR Section 4.8, *Hazards and Hazardous Materials*, soil samples obtained on the project site identified minor impacts to subsurface soils as a result of previously placed artificial fill or from wastewater. The Phase II Report states that considering the low reported concentrations of total petroleum hydrocarbons, bis (2-ethylhexyphthalate), and metals, as well as the random distribution of metals concentrations above screening criteria and background concentrations, results from the soil samples are unlikely to result in risk of harm to public health or the environment. Groundwater sampling conducted for the Phase II Report identified minor impacts to groundwater below the project site. As a result of the low reported concentrations of extractable fuel hydrocarbons, chloroform, and metals, the Phase II Report found it to be unlikely that the results of the groundwater sampling would result in risk to public health or the environment. Accordingly, the Phase II Report concluded that no further investigation or testing is considered necessary for the site. Further, implementation of the Rialto Plant Reclamation Plan and mass grading will be complete prior to construction of the Project.

Comment Number	Comment	Response
A-1-3	DTSC recommends the City of Rialto enter into a voluntary agreement to address contamination at brownfields and other types of properties or receive oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: Request for Agency Oversight Application. Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your Regional Brownfield Coordinator.	Noted. In the event that a voluntary agreement to address contamination at brownfield or other similar property types is required, the City of Rialto may engage with a self-certified local agency, the DTSC or Regional Water Quality Control Board to enter into a voluntary agreement, as applicable.
A-1-4	DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.	Noted. The Rialto Plant Reclamation Plan and mass grading will be complete prior to construction of the Project.
A-1-5	If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's PEA Guidance Manual.	Noted. The project site does not include existing buildings or structures and the Project does not propose demolition of buildings or structures.

Comment Number	Comment	Response
A-1-6	DTSC appreciates the opportunity to comment on the Draft EIR for the Santa Ana Truck Terminal Project Thank you for your assistance In protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via email for additional guidance.	This comment is a conclusion to the comments included above and does not raise a substantive issue on the content of the Draft EIR, no further response is required.

This Page Intentionally Left Blank

3.0 ERRATA TO THE DRAFT EIR

3.1 INTRODUCTION TO THE ERRATA

The Draft EIR for the Santa Ana Truck Terminal Project dated August 2024, is hereby incorporated by reference as part of the Final EIR. Changes to the Draft EIR are further detailed below.

The changes to the Draft EIR do not affect the overall conclusions of the environmental document, and instead represent changes to the Draft EIR that provide clarification, amplification and/or insignificant modifications, as needed as a result of public comments on the Draft EIR, or due to additional information received during the public review period. These clarifications and corrections do not warrant Draft EIR recirculation pursuant to CEQA Guidelines Section 15088.5.

None of the changes or information provided in the comments reflect a new significant environmental impact, a substantial increase in the severity of an environmental impact for which mitigation is not proposed, or a new feasible alternative or mitigation measure that would clearly lessen significant environmental impacts but is not adopted. In addition, the changes do not reflect a fundamentally flawed or conclusory Draft EIR.

Changes to the Draft EIR are listed by Section, page, paragraph, etc. to best guide the reader to the revision. Changes are identified as follows:

- Deletions are indicated by strikeout text.
- Additions are indicated by <u>underlined text.</u>

3.2 CHANGES TO THE DRAFT EIR

<u>Section 1.0, Executive Summary; Page 1-10; Table 1-1: Summary of Impacts and Mitigation Program</u>

Table 1-1: Summary of Impacts and Mitigation Program

Environmental Impacts	Significance Before Mitigation	Mitigation Measure	Significance With Mitigation
4.3: Biological Resources			
Impact 4.3-1: Would the project 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 CDFW or USFWS?	S	**Standard Conditions** No standard conditions are applicable. **Mitigation Measures** **Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures** No mitigation measures are applicable. **Project Mitigation Measures** **MM BIO-1A**: No less than 14 days prior to the onset of Project construction activities, a qualified biologist shall survey the construction limits of the project site and a 500-foot buffer for the presence of burrowing owls and/or occupied nest burrows. A second survey shall be conducted within 24 hours prior to the onset of construction activities. The surveys shall be conducted in accordance with the most current CDFW survey methods. The Project applicant shall submit at least one burrowing owl preconstruction survey report to the satisfaction of the City and CDFW to document compliance with this mitigation measure. For the purposes of this measure, 'qualified biologist' is a biologist who meets the requirements set forth in the CDFW BUOW Guidelines. **MM BIO-1B**: If BUOW are documented during pre-construction surveys, biological monitoring will be performed to ensure unauthorized impacts on burrowing owl do not occur as a result of the Project. The definitive frequency and duration of monitoring shall be dependent on Project and site conditions, such as the type of construction activity	LS

		occurring, whether it is the breeding versus non-breeding season, if a burrowing owl has been recently documented on site, and the efficacy of the exclusion buffers, as determined by a qualified biologist and in coordination with CDFW. **MM BIO-1C**: If burrowing owl is documented on site or within 500-feet of the site during either pre-construction surveys or biological monitoring, burrowing owl and occupied burrowing owl burrows shall not be disturbed. CDFW shall be contacted within 48 hours of the burrowing owl observation and disturbance avoidance buffers shall be set up immediately by a qualified biologist in accordance with the recommendations from CDFW. No work will occur within avoidance buffers until consultation with CDFW has occurred and/or applicable permits are issued, if required. If avoidance of burrowing owls is not possible, either directly or indirectly, an Incidental Take Permit (ITP) or a Burrowing Owl Relocation and Mitigation Plan (Plan) may be required. The Plan may also include a measure describing compensatory mitigation requirements as determined in coordination with CDFW. The Project proponent will adhere to the conditions of the ITP and/or measures outlined in the Plan. If burrowing owl is no longer a candidate or listed species under CESA at the time of project construction, then an ITP may not be required. **MM BIO-2A**: Within one year prior to ground disturbing activities, a qualified biologist shall conduct active Crotch's bumble bee nest surveys during the typical colony active period (April – August) following survey guidelines provided in the CDFW's Survey Considerations for CESA Candidate Bumble Bee Species (CDFW 2023e). The qualified biologist shall be familiar with Crotch's bumble bee identification and life history. If suspected or active Crotch's bumble bee nests are present, a qualified biologist shall establish an appropriate non-disturbance buffer around each nest immediately prior to initiation of construction activities using stakes and/or brightly colored flagging to avoid disturbance or incidental take of the species. If avoidance buffers are not feasible during construction activities, then CDFW shall be consulted and an ITP may be required. If Crotch's bumble bee is no longer a candidate or listed species	

		under CESA at the time of Project construction, then these mitigation measures may not be required. **MM BIO-2B:** Within one year prior to ground disturbing activities, a qualified biologist shall survey suitable nectar plants for foraging Crotch's bumble bee during the typical flight season (February – October) following survey guidelines provided in the CDFW's Survey Considerations for CESA Candidate Bumble Bee Species. The qualified biologist shall be familiar with Crotch's bumble bee identification and life history. If occupied foraging habitat for Crotch's bumble bee is present within project impact areas, a Revegetation Plan shall be prepared which includes native shrubs and native seed mixes that contain known nectar sources for Crotch's bumble bee. The Revegetation Plan shall be developed in consultation with a qualified Crotch's bumble bee biologist and implemented following project construction. ~~**MM BIO-1A:** Prior to the initiation of construction activities, a qualified biologist shall conduct pre-construction surveys for BUOW within suitable habitat to determine presence/absence of the species. The survey shall be conducted in accordance with the most current CDFW protocol within 30 days of site disturbance to determine whether the burrowing owl is present at the site. Pre-construction surveys shall include suitable BUOW habitat within the Project footprint and within 500 feet of the Project footprint (or within an appropriate buffer as required in the most recent guidelines and where legal access to conduct the survey exists). If BUOW are not detected during the clearance survey, no additional mitigation is required.~~ ~~If BUOW is located, occupied BUOW burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either the birds have not begun egg laying and incubation or the juveniles from the occurred burrows are foraging independently and capable of independent survival. A 500-foot non-disturbance buffer (where no work activities may be conducted) shall be maintained	

		~~between Project activities and nesting BUOW during the nesting season, unless otherwise authorized by CDFW.~~ ~~If BUOW is detected during the non-breeding season (September 1 through January 31) or confirmed to not be nesting, a 160-foot non-disturbance buffer shall be maintained between the Project activities and occupied burrow(s). Alternatively, a Burrowing Owl Relocation Plan may be prepared and submitted for approval by CDFW. Once approved, the Burrowing Owl Relocation Plan would be implemented to relocate non-breeding BUOW from the project site. The Burrowing Owl Relocation Plan shall detail methods and guidance for passive relocation of BUOW from the project site, provide monitoring and management of the replacement burrow sites reporting requirements, and ensure that a minimum of two suitable, unoccupied burrows are available off-site for every burrowing owl or pair of burrowing owls to be passively relocated. Compensatory mitigation of habitat would be required if occupied burrows or territories occur within the permanent impact footprints. Ratios typically include a minimum of 19.5 acres per nesting burrow lost; however, habitat compensation shall be approved by CDFW and detailed in the Burrowing Owl Relocation Plan.~~ ~~**MM BIO 1B:** If avoidance is not possible, either directly or indirectly, a Burrowing Owl Relocation and Mitigation Plan shall be prepared and submitted for approval by CDFW. Once approved, the Burrowing Owl Relocation and Mitigation Plan would be implemented to relocate non-breeding burrowing owls form the project site. the Burrowing Owl Relocation and Mitigation Plan shall detail methods for passive relocation of BUOW from the project site, provide guidance for the monitoring and management of the replacement burrow sites and associated reporting requirements, and ensure that a minimum of two suitable, unoccupied burrows are available off-site for every Burrowing Owl of pair of burrowing owls to be passively relocated. Compensatory mitigation of habitat would be required if occupied burrows of territories occur within the permanent impact footprint. Habitat compensation shall be approved by CDFW and detailed in the Burrowing Owl Relocation and Mitigation Plan.~~	

		MM BIO-~~2~~3: To avoid direct impacts on raptors and/or native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (generally February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds in the proposed area of disturbance. The pre-construction survey shall be conducted within ten (10) calendar days prior to the start of construction activities (including removal of vegetation). If nesting birds are observed, a letter report or mitigation plan in conformance with applicable state and federal Law (i.e., appropriate follow up surveys, monitoring schedules, construction, and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the CDFW and/or USFWS, as applicable, for review and approval and implemented to the satisfaction of those agencies. The project biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the pre-construction survey, no further mitigation is required.	
Impact 4.3-2: Would the project 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 CDFW or USFWS?	LS	No standard conditions or mitigation measures are required.	LS
Impact 4.3-3: Would the project have a substantial adverse effect on State or federal protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact	No standard conditions or mitigation measures are required.	No Impact

Impact 4.3-4: Would the project 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?	No Impact	No standard conditions or mitigation measures are required.	No Impact
Impact 4.3-5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	LS	No standard conditions or mitigation measures are required.	LS

Section 2.0, Introduction; Page 2-7; List of Acronyms

CBB	Crotch's bumble bee
ITP	Incidental Take Permit

Section 4.3, Biological Resources; Page 4.3-9; First Paragraph

A list of the wildlife species observed in the survey area is presented in **Appendix D**. Twilight/nighttime surveys were not conducted, therefore crepuscular and nocturnal animals are likely under-represented in the project species list; however, habitat assessments were performed for all special-status species to ensure that any potentially present rare species are adequately addressed. On November 26, 2024, RBC biologist Ian Hirschler visited the project site to conduct a habitat assessment for Crotch's bumble bee (CBB) based on the species' 2022 state candidacy for listing.

Section 4.3, Biological Resources; Page 18; Table 4.3-1: Special Status Plant and Wildlife Species – Potential for Occurrence

Table 4.3-1: Special Status Plant and Wildlife Species – Potential for Occurrence

Species	Status*	Habitat Description	Potential for Occurrence on Project Site
PLANTS			
Gambel's water cress (*Nasturtium gambelii*)	FE, ST, CRPR 1B.1	Perennial rhizomatous herb. Blooms April – October. Marshes and swamps. Elevation 15-1,085 feet.	**None.** No suitable habitat present on-site.
Marsh sandwort (*Arenia paludicola*)	FE, ST, CRPR 1B.1	Perennial herb. Blooms May – August. Freshwater marsh.	**None.** No suitable habitat present on-site.
Mesa horkelia (*Horkelia cuneata* var. *puberula*)	CRPR 1B.1	Perennial herb. Blooms February-September. Maritime chaparral, cismontane woodland, and coastal scrub. Elevation 230-2,657 feet.	**None.** The Disturbed scrub habitat and soils on-site are not suitable for this species.
Parish's bush-mallow (*Malacothamnus parishii*)	CRPR 1A	Perennial deciduous shrub. Blooms June-July. Chaparral and coastal scrub. Elevation 1,000-1,495 feet.	**None.** This perennial shrub would have been observed if present.
Parish's gooseberry (*Ribes divaricatum* var. *parishii*)	CRPR 1A	Perennial deciduous shrub. Blooms February – April. Riparian woodland. Elevation 215 – 985 feet.	**None.** No suitable habitat present on-site.

Table 4.3-1: Special Status Plant and Wildlife Species – Potential for Occurrence

Species	Status*	Habitat Description	Potential for Occurrence on Project Site
Peruvian dodder (*Cuscuta obtusiflora* var. *glandulosa*)	CRPR 2B.2	Parasitic annual vine. Blooms July – October. Marshes and swamps. Elevation 50-920 feet.	**None.** No suitable habitat present on-site.
Pringle's monardella (*Monardella pringlei*)	CRPR 1A	Annual herb. Blooms May-June. Coastal scrub (sandy). Elevation 985-1,310 feet.	**Very low.** Disturbed scrub habitat on-site is marginally suitable for this species.
Salt marsh bird's beak (*Chloropyron maritimum* ssp. *maritimum*)	FE, SE, 1B.2	Annual herb. Coastal dunes and coastal salt marshes and swamps. 0-98 feet. Blooming period: May – October.	**None.** No suitable habitat present on-site.
Santa Ana River woolystar (*Eriastrum densifolium* ssp. *sanctorum*)	FE, SE, 1B.1	Perennial herb. Blooms April-September. Chaparral and coastal alluvial fan scrub. Elevation 298-2,000 feet.	**None.** No suitable habitat present on-site.
INVERTEBRATES			
Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*)	FE	Found in sandy areas composed of Delhi fine sands, stabilized by sparse native vegetation.	**None.** No suitable Delhi fine sands soils present on site. Historically mapped Delhi fine sands soils are now eroded, compacted, and over-vegetated.
Crotch's bumble bee (*Bombus crotchii*)	SC	Arid shrublands and grasslands in coastal and foothill areas of southern California. Nectar plants include milkweeds, buckwheat, and lupines.	**Low to moderate.** Vegetation with suitable nectar sources for foraging occurs on site, though small and isolated. Minimal burrows for nesting in undisturbed areas.
FISH			
Arroyo chub (*Gila orcuttii*)	SSC	Found in slow-flowing or backwater areas of streams or rivers with mud or sand substrates.	**None.** No suitable habitat present on-site.
Santa Ana sucker (*Catostomus santaanae*)	FT	Found in small permanent streams.	**None.** No suitable habitat present on-site.
Steelhead – Southern California DPS (*Oncorhynchus mykiss irideus* pop. 10)	FE	Inhabits small to moderately large, well-oxygenated, shallow rivers with gravel bottoms.	**None.** No suitable habitat present on-site.
REPTILES			
California glossy snake (*Arizona elegans*	SSC	Found in arid scrub, rocky washes, grasslands, and chaparral habitats. Prefers	**Low.** Disturbed scrub habitat on-site is

Table 4.3-1: Special Status Plant and Wildlife Species – Potential for Occurrence

Species	Status*	Habitat Description	Potential for Occurrence on Project Site
occidentalis)		habitats containing open areas and loose soils for burrowing.	marginally suitable for this species.
Coastal whiptail (*Aspidoscelis tigris stejnegeri*)	SSC	A variety of rocky, sandy, dry, habitat including sage scrub, chaparral, woodlands on friable loose soil.	**Low.** Disturbed scrub habitat on-site is marginally suitable, and species typically occurs closer to the coast.
Southern California legless lizard (*Anniella stebbinsi*)	SSC	Found in a variety of habitats including coastal dunes, sandy washes, and alluvial fans, containing moist, loose soils.	**None.** No suitable habitat present on-site.
BIRDS			
Burrowing owl (*Athene cunicularia*)	~~SSC~~SC	Found in grasslands and open scrub from coast to foothills. Strongly associated with California ground squirrel and other fossorial mammal burrows.	**Low-moderate.** Very few suitable burrows observed on-site; however, this species is known to occur within the general area and frequently inhabits disturbed areas.
Coastal California gnatcatcher (*Polioptila californica californica*)	FT; SSC	Found in sage scrub and adjacent chaparral habitats often containing buckwheat or sagebrush.	**Low.** Disturbed scrub habitat on-site is relatively small and isolated from larger landscapes of natural habitat.
Least Bell's vireo (*Vireo bellii pusillus*)	FE (when nesting); SE (when nesting)	Riparian woodland with understory of dense young willows or mulefat and willow canopy. Nests often places along internal or external edges of riparian thickets.	**None.** No suitable habitat present on-site.
Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	FT; SE	Exclusively inhabits large continuous riparian areas, typically near streambeds or other bodies of water.	**None.** No suitable habitat present on-site.
MAMMALS			
Los Angeles pocket mouse (*Perognathus longimembris brevinasus*)	SSC	Found in low elevation grassland, alluvial sage scrub and coastal sage scrub on sandy soils.	**Low.** Scrub habitat on site does not occur on sandy soils suitable for this species.
Pocketed free-tailed bat (*Nyctinomops femorosaccus*)	SSC	Rugged cliffs, rocky outcrops and slopes in desert scrub and pinyon-juniper woodlands.	**None.** No suitable habitat present on-site.

FE – Federally Endangered (USFWS); FT – Federally Threatened (USFWS); SE – State Endangered (CDFW); SC: Candidate for listing under CESA; SSC – Species of Special Concern (CDFW)

*CRPR – California Rare Plant Rank
1B – Plants rare, threatened, or endangered in California and elsewhere
2B – Plants rare, threatened, or endangered in California but more common elsewhere
3 – Review List: Plants about which more information is needed
4 – Plants of limited distribution
Threat Ranks

Table 4.3-1: Special Status Plant and Wildlife Species – Potential for Occurrence			
Species	**Status***	**Habitat Description**	**Potential for Occurrence on Project Site**
0.1 – Seriously threatened in California (over 80 percent of occurrences threatened/high degree and immediacy of threat) 0.2 – Moderately threatened in California (20 to 80 percent of occurrences threatened/moderate degree and immediacy of threat) 0.3 – Not very threatened in California (less than 20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known)			
Source: **Appendix D**			

Section 4.3, Biological Resources; Page 4.3-19; Following Paragraph 1

Threatened and Endangered Wildlife Species

Although no focused wildlife surveys were conducted, no federally or state-listed as threatened or endangered wildlife species were observed during the general field survey.

Crotch's Bumble Bee

CBB has experienced a sharp population decline over the past decade and is a candidate for listing under CESA. Historically, CBB occurred from northern California south to Baja Mexico and from the coast to the central valley and southwestern desert, with some records as far as Nevada. However, since the early 2000's a change in population ecology has been observed; CBB is found in approximately 75 percent of its historic range and has been extirpated from the northern extent of this range entirely. In addition, the species persistence within its extant range is estimated to be approximately 20 percent of its historic occupancy. Though CBB is relatively tolerant of fragmented and/or semi-urban environments, habitat loss, climate change, and pesticide use are considered imminent threats to populations.

Suitable habitat for this species includes a variety of open shrub and grassland vegetation communities that support significant stands of nectar sources, mostly in the form of flowering annuals. CBB's primary nectar sources include Medicago spp., Lupinus spp., Chaenactis spp., Asclepias spp., Phacelia spp., and Salvia spp., which have easily accessible nectar that accommodates Crotch's bumble bee's relatively short tongue.

No Crotch's bumble bee were documented in the survey area during the general biological survey or habitat assessment, though Crotch's bumble bee has been documented within three miles of the project site. The project site supports small patches of native vegetation with suitable nectar sources. However, the available nectar sources on site are isolated and fragmented. Additionally, minimal small mammal burrows were documented during the 2024 habitat assessment, limiting the potential for CBB to nest on site; therefore, Crotch's bumble bee has a low to moderate potential to occur on-site.

Section 4.3, Biological Resources; Page 4.3-20; Paragraph 2

Other Special-Status Wildlife Species

Burrowing owl (BUOW) is a candidate species for listing under CESA ~~CDFW SSC at nesting sites~~ and is federally protected by the MBTA. In California, suitable habitat for the burrowing owl is generally characterized by short, sparse vegetation with few shrubs, level to gentle topography, and well-drained

soils, such as naturally occurring grassland, shrub steppe, and desert habitats. BUOW may also occur within agricultural areas, ruderal grassy fields, vacant lows, and pastures containing suitable vegetation structure and useable burrows with foraging habitat in proximity. BUOW usually use burrows dug by California ground squirrel and round-tailed ground squirrel and dens or holes dig by other fossorial species including badger and fox.

Section 4.3, Biological Resources; Page 4.3-21; Paragraph 10

Although the burrowing owl was not observed within the project site during the 2021 biological surveys, the species has the potential to occur on-site. As such, the Project would implement **MM BIO-1A,** ~~and~~ **MM BIO-1B**, and **MM BIO-1C**, which would require pre-construction surveys and implementation of a Burrowing Owl Relocation and Mitigation Plan or an Incidental Take Permit (ITP) in the event avoidance is not possible. Additionally, the Project would implement **MM BIO-3** ~~**MM BIO-2**~~, which would require the removal of habitat that support nests located within the project site, to occur outside of breeding season.

The project site has low to moderate potential to support Crotch's bumble bee. Although Crotch's bumble bee was not observed on-site, the Project could result in direct impacts on Crotch's bumble bee in the form of death, injury, or harassment if Crotch's bumble bee were to occur within the project site. Such impacts on foraging bees are not anticipated to be significant since adult Crotch's bumble bee would likely flush during active construction activities. However, significant impacts on the species could occur as a result of direct impacts on nesting sites. Accordingly, the Project would implement **MM BIO-2A** and **MM BIO-2B**, which would require removal of suitable habitat and pre-construction surveys one year prior to ground disturbing activities to identify active nests and suitable nectar plants for foraging, on-site.

Section 4.3, Biological Resources; Page 4.3-22; Paragraph 1

With the implementation of mitigation measures **MM BIO-1A** through **MM BIO-3** ~~**MM BIO-2**~~ impacts to special status species would be less than significant.

Mitigation Program

Standard Conditions

No standard conditions are applicable.

Mitigation Measures

Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures

No mitigation measures are applicable.

Project Mitigation Measures

MM BIO-1A No less than 14 days prior to the onset of Project construction activities, a qualified biologist shall survey the construction limits of the project site and a 500-foot buffer for the presence of burrowing owls and/or occupied nest burrows. A second survey shall be conducted within 24 hours prior to the onset of construction activities. The surveys shall be conducted in accordance with the most current CDFW survey methods.

The Project applicant shall submit at least one burrowing owl preconstruction survey report to the satisfaction of the City and CDFW to document compliance with this mitigation measure. For the purposes of this measure, 'qualified biologist' is a biologist who meets the requirements set forth in the CDFW BUOW Guidelines.

~~Prior to the initiation of construction activities, a qualified biologist shall conduct pre-construction surveys for BUOW within suitable habitat to determine presence/absence of the species. The survey shall be conducted in accordance with the most current CDFW protocol within 30 days of site disturbance to determine whether the burrowing owl is present at the site. Pre-construction surveys shall include suitable BUOW habitat within the Project footprint and within 500 feet of the Project footprint (or within an appropriate buffer as required in the most recent guidelines and where legal access to conduct the survey exists). If BUOW are not detected during the clearance survey, no additional mitigation is required.~~

~~If BUOW is located, occupied BUOW burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either the birds have not begun egg laying and incubation or the juveniles from the occurred burrows are foraging independently and capable of independent survival. A 500-foot non-disturbance buffer (where no work activities may be conducted) shall be maintained between Project activities and nesting BUOW during the nesting season, unless otherwise authorized by CDFW.~~

~~If BUOW is detected during the non-breeding season (September 1 through January 31) or confirmed to not be nesting, a 160-foot non-disturbance buffer shall be maintained between the Project activities and occupied burrow(s). Alternatively, a Burrowing Owl Relocation Plan may be prepared and submitted for approval by CDFW. Once approved, the Burrowing Owl Relocation Plan would be implemented to relocate non-breeding BUOW from the project site. The Burrowing Owl Relocation Plan shall detail methods and guidance for passive relocation of BUOW from the project site, provide monitoring and management of the replacement burrow sites reporting requirements, and ensure that a minimum of two suitable, unoccupied burrows are available off-site for every burrowing owl or pair of burrowing owls to be passively relocated. Compensatory mitigation of habitat would be required if occupied burrows or territories occur within the permanent impact footprints. Ratios typically include a minimum of 19.5 acres per nesting burrow lost; however, habitat compensation shall be approved by CDFW and detailed in the Burrowing Owl Relocation Plan.~~

MM BIO-1B If BUOW are documented during pre-construction surveys, biological monitoring will be performed to ensure unauthorized impacts on burrowing owl do not occur as a result of the Project. The definitive frequency and duration of monitoring shall be dependent on Project and project site conditions, such as the type of construction activity occurring, whether it is the breeding versus non-breeding season, if a burrowing owl has been recently documented on-site, and the efficacy of the exclusion buffers, as determined by a qualified biologist and in coordination with CDFW.

~~If avoidance is not possible, either directly or indirectly, a Burrowing Owl Relocation and Mitigation Plan shall be prepared and submitted for approval by CDFW. Once approved, the Burrowing Owl Relocation and Mitigation Plan would be implemented to relocate non-breeding burrowing owls form the project site. the Burrowing Owl Relocation and Mitigation Plan shall detail methods for passive relocation of BUOW from the project site, provide guidance for the monitoring and management of the replacement burrow sites and associated reporting requirements, and ensure that a minimum of two suitable, unoccupied burrows are available off-site for every burrowing owl of pair of burrowing owls to be passively relocated. Compensatory mitigation of habitat would be required if occupied burrows of territories occur within the permanent impact footprint. Habitat compensation shall be approved by CDFW and detailed in the Burrowing Owl Relocation and Mitigation Plan.~~

MM BIO-1C If burrowing owl is documented on-site or within 500-feet of the project site during either pre-construction surveys or biological monitoring, burrowing owl and occupied burrowing owl burrows shall not be disturbed. CDFW shall be contacted within 48 hours of the burrowing owl observation and disturbance avoidance buffers shall be set up immediately by a qualified biologist in accordance with the recommendations from CDFW. No work will occur within avoidance buffers until consultation with CDFW has occurred and/or applicable permits are issued, if required. If avoidance of burrowing owls is not possible, either directly or indirectly, an Incidental Take Permit (ITP) or a Burrowing Owl Relocation and Mitigation Plan (Plan) may be required. The Plan may also include a measure describing compensatory mitigation requirements as determined in coordination with CDFW. The project proponent will adhere to the conditions of the ITP and/or measures outlined in the Plan. If burrowing owl is no longer a candidate or listed species under CESA at the time of project construction, then an ITP may not be required.

MM BIO-2A Within one year prior to ground disturbing activities, a qualified biologist shall conduct active Crotch's bumble bee nest surveys during the typical colony active period (April – August) following survey guidelines provided in the CDFW's Survey Considerations for CESA Candidate Bumble Bee Species. The qualified biologist shall be familiar with Crotch's bumble bee identification and life history. If suspected or active Crotch's bumble bee nests are present, a qualified biologist shall establish an appropriate non-disturbance buffer around each nest immediately prior to initiation of construction activities using stakes and/or brightly colored flagging to avoid disturbance or incidental take of the species. If avoidance buffers are not feasible during construction activities, then CDFW shall be consulted and an ITP may be required. If Crotch's bumble bee is no longer a candidate or listed species under CESA at the time of project construction, then these mitigation measures may not be required.

MM BIO-2B Within one year prior to ground disturbing activities, a qualified biologist shall survey suitable nectar plants for foraging Crotch's bumble bee during the typical flight season (February – October) following survey guidelines provided in the CDFW's Survey Considerations for CESA Candidate Bumble Bee Species. The qualified biologist shall be familiar with Crotch's bumble bee identification and life history. If occupied foraging

habitat for Crotch's bumble bee is present within project impact areas, a Revegetation Plan shall be prepared which includes native shrubs and native seed mixes that contain known nectar sources for Crotch's bumble bee. The Revegetation Plan shall be developed in consultation with a qualified Crotch's bumble bee biologist and implemented following project construction.

MM BIO-~~2~~3 To avoid direct impacts on raptors and/or native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (generally February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds in the proposed area of disturbance. The pre-construction survey shall be conducted within ten (10) calendar days prior to the start of construction activities (including removal of vegetation). If nesting birds are observed, a letter report or mitigation plan in conformance with applicable state and federal Law (i.e., appropriate follow up surveys, monitoring schedules, construction, and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the CDFW and/or USFWS, as applicable, for review and approval and implemented to the satisfaction of those agencies. The Project biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the pre-construction survey, no further mitigation is required.

This Page Intentionally Left Blank

4.0 MITIGATION MONITORING AND REPORTING PROGRAM

4.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor the Mitigation Program outlined in the Santa Ana Truck Terminal Project EIR. The Santa Ana Truck Terminal Project MMRP has been prepared in conformance with Public Resources Code Section 21081.6 and City of Rialto Monitoring Requirements. Specifically, Public Resources Code Section 21081.6 states:

(a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

(b) A public agency shall provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or incase of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.

(c) Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected

> by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit the authority of the responsible agency or an agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

State CEQA Guidelines Section 15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of Rialto is the Lead Agency for the Santa Ana Truck Terminal Project and is therefore responsible for ensuring implementation of the MMRP. The MMRP has been drafted as a fully enforceable monitoring program to meet Public Resources Code Section 21081.6 requirements.

4.2 ORGANIZATION

The MMRP is comprised of the Mitigation Program and includes measures to implement and monitor the Mitigation Program. The MMRP defines the following for each MM:

- **Definition of Mitigation.** The Mitigation Measure contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.

- **Implementation Timing.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of Project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

- **Monitoring and Reporting Methods.** The monitoring phase of a project refers to the period when the mitigation measures are actively tracked. The monitoring frequency specifies how often these measures will be evaluated, and the compliance actions are those taken by the Enforcement or Monitoring Agency to confirm that the required mitigation measures have been properly implemented. The MMRP outlines the schedule and procedures for monitoring the mitigation actions, including who is responsible for implementing them, the frequency of checks, and how compliance will be confirmed and reported.

- **Responsible for Approval/Monitoring.** Unless otherwise indicated, an applicant would be the responsible party for implementing the mitigation, and the City of Rialto or designated representative is responsible for monitoring the performance and implementation of the mitigation measures. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.

The MM numbering system in the table corresponds with the MM numbering system in the EIR. The MMRP table's last column will be used by the parties responsible for documenting when MM implementation has been completed. The ongoing documentation and monitoring of mitigation compliance will be completed by the City of Rialto. The completed MMRP and supplemental documents will be kept on file at the City of Rialto Planning Division.

SANTA ANA TRUCK TERMINAL PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
Air Quality					
MM AIR-1: Prior to the issuance of a tenant occupancy permit, the Planning Department shall confirm that the Project plans and specifications show the following: ▪ All outdoor cargo handling equipment (including yard trucks, hostlers, yard goats, pallet jacks, and forklifts) are zero emission/powered by electricity. Each building shall include the necessary charging stations for cargo handling equipment. Note that SCAQMD Rule 2305 (Warehouse Indirect Source Rule) Warehouse Actions and Investments to Reduce Emissions (WAIRE) points may be earned for electric/zero emission yard truck/hostler usage. This mitigation measure applies only to tenant improvements and not the building shell approvals. ▪ All standard emergency generators shall meet California Air Resources Board Tier 4 Final emissions standards. A copy of each unit's Best Available Control Technology (BACT) documentation (certified tier specification) and CARB or SCAQMD operating permit (if applicable) shall be provided to the City.	Prior to Issuance of Tenant Occupancy Permit	Approval of Plans and Specifications	City of Rialto Planning Division City of Rialto Building and Safety Division		
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: Air Quality **Mitigation Measure 1:** Local bus lines should be encouraged to extend service into the Study Area to discourage the use of private automobiles by employees. Bus shelters and bus stops should be constructed as dictated by ridership demand.	During Construction and Operation	City to Oversee Bus Line Extensions	City of Rialto Planning Division City of Rialto Building and Safety Division		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: Air Quality **Mitigation Measure 2:** Individual industrial users should take all reasonable steps to encourage employees to car-pool rather than utilizing one vehicle per employee. Typical measures which can be taken by employers include: a. Designation of preferential parking areas which may be used only by employees engaged in car-pooling. b. Employers should be encouraged to institute van-pooing programs to reduce the number of vehicles driven by employees.	During Construction and Operation	Site Inspections	City of Rialto Planning Division City of Rialto Building and Safety Division Project Tenant(s)		
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: Air Quality **Mitigation Measure 3:** The local governmental entities should enforce emission standards on equipment used during the construction and operation of industrial facilities.	Prior to Construction During Construction and Operation	Verify Conformance with Emission Standards	South Coast Air Quality Management District City of Rialto Building and Safety Division City of Rialto Planning Division		
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: Air Quality **Mitigation Measure 4:** To minimize dust during construction activities, periodic soil wetting should be utilized.	Prior to Construction During Construction	Verify Construction Requirements Prior to Issuance of Grading Permit On-site inspections	City of Rialto Planning Division City of Rialto Building and Safety Division Project Contractor		
Biological Resources					
MM BIO-1A: No less than 14 days prior to the onset of Project construction activities, a qualified biologist shall survey the construction limits of the project site and a 500-foot buffer for the presence of burrowing owls and/or occupied nest burrows. A	Prior to Construction Activities	Verify Pre-Construction Surveys Conducted	City of Rialto Planning Division		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
second survey shall be conducted within 24 hours prior to the onset of construction activities. The surveys shall be conducted in accordance with the most current CDFW survey methods. The Project applicant shall submit at least one burrowing owl preconstruction survey report to the satisfaction of the City and CDFW to document compliance with this mitigation measure. For the purposes of this measure, 'qualified biologist' is a biologist who meets the requirements set forth in the CDFW BUOW Guidelines.		Verify Completion of Field Inspections Compliance Report Prepared by Qualified Biologist	City of Rialto Building and Safety Division Qualified Biologist		
MM BIO-1B: If BUOW are documented during pre-construction surveys, biological monitoring will be performed to ensure unauthorized impacts on burrowing owl do not occur as a result of the Project. The definitive frequency and duration of monitoring shall be dependent on Project and project site conditions, such as the type of construction activity occurring, whether it is the breeding versus non-breeding season, if a burrowing owl has been recently documented on-site, and the efficacy of the exclusion buffers, as determined by a qualified biologist and in coordination with CDFW.	During Construction	Verify Implementation of Biological Monitoring Verify Completion of Field Inspections Compliance Report Prepared by Qualified Biologist	City of Rialto Planning Division City of Rialto Building and Safety Division Qualified Biologist		
MM BIO-1C: If burrowing owl is documented on-site or within 500-feet of the project site during either pre-construction surveys or biological monitoring, burrowing owl and occupied burrowing owl burrows shall not be disturbed. CDFW shall be contacted within 48 hours of the burrowing owl observation and disturbance avoidance buffers shall be set up immediately by a qualified biologist in accordance with the recommendations from CDFW. No work will occur within avoidance buffers until consultation with CDFW has occurred and/or applicable permits are issued, if required. If avoidance of burrowing owls is not possible, either directly or indirectly, an Incidental Take Permit (ITP) or a Burrowing Owl Relocation and Mitigation Plan (Plan) may be required. The Plan may also include a measure describing compensatory	During Construction	Verify contact of CDFW Verify Completion of Field Inspections	City of Rialto Planning Division City of Rialto Building and Safety Division Qualified Biologist		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
mitigation requirements as determined in coordination with CDFW. The project proponent will adhere to the conditions of the ITP and/or measures outlined in the Plan. If burrowing owl is no longer a candidate or listed species under CESA at the time of project construction, then an ITP may not be required.					
MM BIO-2A: Within one year prior to ground disturbing activities, a qualified biologist shall conduct active Crotch's bumble bee nest surveys during the typical colony active period (April – August) following survey guidelines provided in the CDFW's Survey Considerations for CESA Candidate Bumble Bee Species. The qualified biologist shall be familiar with Crotch's bumble bee identification and life history. If suspected or active Crotch's bumble bee nests are present, a qualified biologist shall establish an appropriate non-disturbance buffer around each nest immediately prior to initiation of construction activities using stakes and/or brightly colored flagging to avoid disturbance or incidental take of the species. If avoidance buffers are not feasible during construction activities, then CDFW shall be consulted and an ITP may be required. If Crotch's bumble bee is no longer a candidate or listed species under CESA at the time of project construction, then these mitigation measures may not be required.	Prior to Issuance of Grading Permit Prior to Ground Disturbing Activities	Verify Completion of Surveys Verify Completion of Field Inspections Compliance Report Prepared by Qualified Biologist	City of Rialto Planning Division City of Rialto Building and Safety Division Qualified Biologist		
MM BIO-2B: Within one year prior to ground disturbing activities, a qualified biologist shall survey suitable nectar plants for foraging Crotch's bumble bee during the typical flight season (February – October) following survey guidelines provided in the CDFW's Survey Considerations for CESA Candidate Bumble Bee Species The qualified biologist shall be familiar with Crotch's bumble bee identification and life history. If occupied foraging habitat for Crotch's bumble bee is present within project impact areas, a Revegetation Plan shall be prepared which includes native shrubs	Prior to Issuance of Grading Permit Prior to Ground Disturbing Activities	Verify Completion of Surveys Verify Completion of Field Inspections Compliance Report Prepared by Qualified Biologist	City of Rialto Planning Division City of Rialto Building and Safety Department Qualified Biologist		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
and native seed mixes that contain known nectar sources for Crotch's bumble bee. The Revegetation Plan shall be developed in consultation with a qualified Crotch's bumble bee biologist and implemented following project construction.					
MM BIO-3: To avoid direct impacts on raptors and/or native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (generally February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, a qualified biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds in the proposed area of disturbance. The pre-construction survey shall be conducted within ten (10) calendar days prior to the start of construction activities (including removal of vegetation). If nesting birds are observed, a letter report or mitigation plan in conformance with applicable state and federal Law (i.e., appropriate follow up surveys, monitoring schedules, construction, and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the CDFW and/or USFWS, as applicable, for review and approval and implemented to the satisfaction of those agencies. The project biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the pre-construction survey, no further mitigation is required.	Prior to Breeding Season	Verify Removal of Nesting Habitat Outside of Breeding Season Verify Pre-Construction Survey Conducted, if Applicable Verify Completion of Field Inspections Compliance Report Prepared by Qualified Biologist	City of Rialto Planning Division City of Rialto Building and Safety Division Qualified Biologist		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
Cultural Resources					
SC CUL-1: California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the project site, disturbance of the site shall be halted until the coroner has conducted an investigation into the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC). The NAHC will then identify the most likely descendants (MLD) to be consulted regarding treatment and/or reburial of the remains. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to the remains, the property owner shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.	During Construction	Verify Compliance with California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98	City of Rialto Planning Division City of Rialto Building and Safety Division County Coroner Project Contractor		
MM CUL-1: Retain a Qualified Archaeologist. Prior to the issuance of any grading permits, or any permit authorizing ground disturbance, the Project applicant shall, meeting Secretary of Interior standards and to the satisfaction of the City Planning Director, demonstrate that a qualified archaeologist has been	Prior to Issuance of any Grading Permits / During Construction	Verify Retainment of Qualified Archaeologist	City of Rialto Planning Division City of Rialto Building and Safety Division		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
retained to respond on an as-needed basis to address unanticipated archaeological discoveries. In the event that cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and the archaeologist shall assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within **MM TCR-1** (refer to Section 4.16, Tribal Cultural Resource, of this EIR), regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.		Halt all Work in Immediate Vicinity of a Find Periodic Field inspections During Construction in the Event Unknown Resources are encountered	Qualified Archeologist Yuhaaviatam of San Manuel Nation		
MM CUL-2: If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the draft of which shall be provided to YSMN for review and comment, as detailed within **MM TCR-1** (Refer to Section 4.16, *Tribal Cultural Resource,* of this EIR). The archaeologist shall monitor the remainder of the Project and implement the Monitoring Treatment Plan accordingly.	During Construction	Verify Implementation of Monitoring and Treatment Plan Verify Completion of Field Inspections Compliance Report Prepared by Qualified Biologist	City of Rialto Planning Division City of Rialto Building and Safety Division Project Contractor Qualified Archaeologist Yuhaaviatam of San Manuel Nation		
MM CUL-3: If human remains of funerary object are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project.	Prior to Construction During Construction Activities	Contact County Coroner, if Required Periodic Field Inspections Performed by Qualified Archaeologist, if Applicable	City of Rialto Planning Division City of Rialto Building and Safety Division Project Contractor Qualified Archaeologist		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: **Archaeological/Historical Resources** **Mitigation Measure 2:** The San Bernardino County Museum Association recommends that at least some level of evaluation of potential impacts to cultural resources be undertaken by a qualified archaeologist for every proposed project within the Study Area due to the overall prehistoric and early historic significance of the region.	Prior to Construction	Verify Evaluation of Potential Impacts Verify Completion of Field Inspections Compliance Report Prepared by Qualified Archaeologist	City of Rialto Planning Division City of Rialto Building and Safety Division Qualified Archaeologist		
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: **Archaeological/Historical Resources** **Mitigation Measure 3:** In instances where earth movement uncovers potentially significant artifacts or fossils, work should be curtailed until a qualified specialist is retained to evaluate the significance of any finds.	Prior to Construction During Ground-Disturbing Activities	Avoidance of Potential Finds Verify Completion of Field Inspections Compliance Report Prepared by Qualified Archaeologist	City of Rialto Planning Division City of Rialto Building and Safety Division Qualified Archaeologist or Historian		
Energy					
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: Public Services and Utilities **Mitigation Measure 5:** To assure adequate levels of water conservation, each specific development should be required to install water conservation measures, such as low-flow fixtures, drought resistant vegetation and drip irrigation systems.	Project Implementation	Verify Installation of Water Conservation Measures	City of Rialto Planning Division City of Rialto Building and Safety Division		
Geology and Soils					
SC GEO-1: The Applicant shall submit to the City of Rialto Community Development Department and Public Works Department for review and approval, a site-specific, design-level geotechnical investigation prepared for the project site by a	Prior to Construction	Verify Completion of Required Geotechnical Investigation	City of Rialto Planning Division City of Rialto Building and Safety Division		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
registered geotechnical engineer. The investigation shall comply with all applicable State and local code requirements[1] and: a) Include an analysis of the expected ground motions at the site from known active faults using accepted methodologies; b) Determine structural design requirements as prescribed by the most current version of the California Building Code, including applicable City from known active faults; and c) Determine the final design parameters for walls, foundations, foundation slabs, utilities, roadways, parking lots, sidewalks, and other surrounding related improvements. Project plans for foundation design, earthwork, and site preparation shall incorporate all of the mitigation in the site-specific investigations. The structural engineer shall review the site-specific investigations, provide any additional necessary measures to meet Building Code requirements, and incorporate all applicable recommendations from the investigation in the structural design plans and shall ensure that all structural plans for the Project meet current Building Code requirements. The City's registered geotechnical engineer or third-party registered engineer retained to review the geotechnical reports shall review each site-specific geotechnical investigation, approve the final report, and require compliance with all geotechnical requirements contained in the investigation in the plans submitted for the grading, foundation, structural, infrastructure and all other relevant construction permits. The City shall review all Project plans for grading, foundations, structural, infrastructure and all other relevant construction permits to ensure compliance with the applicable geotechnical investigation and other applicable Code requirements.					

[1] Rialto, CA Municipal Code Section 11.12.070 (Ord. 1234 (part), 1995: Ord. 649 §1 (part), 1973: 1965 Code Title XIII, Ch. 11, §7). Accessed August 2023.

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
MM GEO-1: Retain a Qualified Paleontologist. Prior to the issuance of any grading permits, or any permit authorizing ground disturbance, the Project Applicant shall, to the satisfaction of the City Planning Director, demonstrate that a qualified paleontologist has been retained to respond on an as-needed basis to address unanticipated paleontological discoveries. In the event that fossils or fossil-bearing deposits are discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted. The paleontologist shall document the discovery as needed in accordance with Society of Vertebrate Paleontology standards, evaluate the potential resource, and assess the significance of the find under the criteria set forth in CEQA Guidelines Section 15064.5. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If in consultation with the paleontologist, City staff and the Project Applicant determine that avoidance is not feasible, the paleontologist shall prepare an excavation plan for reducing the effect of the Project on the qualities that make the resource important. The plan shall be submitted to the City for review and approval and the Project Applicant shall implement the approval plan.	Prior to Issuance of Grading Permit Upon discovery of fossils or fossil-bearing deposits, if applicable	Verify Retainment of Qualified Paleontologist Verify Documentation of Potential Find Verify Completion of Field Inspections Compliance Report Prepared by Qualified Paleontologist	City of Rialto Planning Division City of Rialto Building and Safety Division Qualified Paleontologist		
Greenhouse Gas Emissions					
MM GHG-1: Prior to the issuance of a building permit, the Project shall install solar photovoltaic (PV) panels or other source of renewable energy generation on-site, or otherwise acquire energy from the local utility that has been generated by renewable sources, that would provide 100 percent of the anticipated electricity demand (i.e., the Title 24 electricity demand and the plug-load, anticipated to be approximately 4.62 kilowatt hours per year [kWh/year] per square foot for warehouse uses, 17.53	Prior to Issuance of Building Permit	Confirm Installation of Renewable Energy Generation Verify Completion of Field Inspection	City of Rialto Planning Division City of Rialto Building and Safety Division		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
kWh/year/sf for office uses, 9.54 kWh/year/sf for automobile care centers, and 38.16 kWh/year/acre for parking lots[2]). With anticipated energy consumption at approximately 2.3 million kWh per year, a PV panel array covering approximately one third of the proposed truck terminal roof space would provide sufficient on-site renewable energy generation to offset consumption.[3] The final PV generation facility size requires approval by Southern California Edison (SCE). SCE's Rule 21 governs operating and metering requirements for any facility connected to SCE's distribution system. Should SCE limit the off-site export, the proposed Project may utilize a battery energy storage system (BESS) to lower off-site export while maintaining on-site renewable generation to off-set consumption.					
MM GHG-2: Prior to the issuance of a building permit, the Project Applicant or successor in interest shall provide documentation to the City demonstrating the following: ▪ The Project shall be designed to achieve Leadership in Energy and Environmental Design (LEED) certification to meet or exceed CALGreen Tier 2 standards in effect at the time of building permit application in order to exceed 2022 Title 24 energy efficiency standards. ▪ The Project shall provide facilities to support electric charging stations per the Tier 2 standards in Section A5.106.5.3 (Nonresidential Voluntary Measures) of the 2022 CALGreen Code.	Prior to Issuance of Building Permit	Verify LEED Certification Verify Electric Charging Stations Implementation Verify Completion of Field Inspection	City of Rialto Planning Division City of Rialto Building and Safety Division		
MM GHG-3: The development shall divert a minimum of 75 percent of landfill waste. Prior to issuance of certificate of tenant occupancy permits, a recyclables collection and load area shall be constructed in compliance with City standards for recyclable	Prior to Issuance of Certificate of Occupancy Permit(s)	Verify Diversion of 75% of Project Landfill Waste	City of Rialto Planning Division City of Rialto		

[2] The expected electricity demand is based on CalEEMod; refer to **Appendix B**.
[3] Estimated solar generation potential estimated using the National Renewable Energy Laboratory PVWatt Calculator: https://pvwatts.nrel.gov/pvwatts.php.

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
collection and loading areas. This mitigation measure applies only to tenant permits and not the building shell approvals. The diversion plan shall also comply with the established solid waste and recycling laws including AB 939 and AB 341.	During Project Construction and Operation		Building and Safety Division		
MM GHG-4: Prior to the issuance of an occupancy permit, the Project Applicant or successor in interest shall provide documentation to the City demonstrating that low water use landscaping and water-efficient (e.g., drip irrigation) systems would are installed.	Prior to Issuance of Occupancy Permit	Documentation of Low Water Use Landscaping Verify Completion of Field Inspections	City of Rialto Planning Division City of Rialto Building and Safety Division City of Rialto Public Works Department		
Hazards and Hazardous Materials					
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: **Land Use** **Mitigation Measure 3:** Any toxic or hazardous wastes which are transported, processed, generated or stored shall be handled consistent with the regulations of the Environmental Protection Agency, the State Department of Health Services, and the South Coast Air Quality Management District. The transportation of any toxic or hazardous substances through residential areas shall be prohibited.	During Project Construction and Operation	Verify Handling of Hazardous Materials Consistent with Applicable Regulations Periodic Field Inspections During Construction, if Applicable Verify Completion of Field Inspection	City of Rialto Planning Division City of Rialto Building and Safety Division		
Hydrology and Water Quality					
SC HYD-1: The Applicant or his/her designees shall obtain a General Permit for Stormwater Discharge Associated with	Prior to Grading Permit Issuance	Verify General Permit for Stormwater	City of Rialto Public Works Department		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
Construction Activity (Construction Activity General Permit). The Applicant or his/her designees shall provide a copy of this permit to the City Public Works Department prior to the issuance of the first grading permit.		Discharge Associated with Construction Activity Approval Copy of General Permit Provided to the Building & Safety Division	City of Rialto Building and Safety Division		
SC HYD-2: Prior to issuance of the first grading permit, the Applicant shall submit to the City Engineer for approval, a SWQMP specifically identifying BMPs that will be incorporated into the Project to control stormwater and non-stormwater pollutants during and after construction. To ensure compliance, a legal and fiduciary enforcement mechanism in the form of a Storm Water Quality Management Plan Agreement shall be executed with the City of Rialto. This agreement shall additionally be recorded in the office of the County Recorder for the County of San Bernardino. The SWQMP shall specify best management practices specific to the project site, which shall be integrated into the stormwater conveyance plan. The plan shall identify specific strategies. (see Section 4.9, *Hydrology and Water Quality*, for entire text of the mitigation measure).	Prior to Grading Permit Issuance	Verify Storm Water Quality Management Plan	City of Rialto Planning Division City of Rialto Building and Safety Division City Engineer		
SC HYD-3: An Erosion Control Plan shall be prepared, and included with the Project's grading plan, and implemented for the Project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. The Erosion Control Plan shall include the following measures at a minimum: (a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in Southern California; and (b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a	Prior to Grading Permit Issuance	Verify Erosion Control Plan on Project Grading Plans	City of Rialto Planning Division City of Rialto Building and Safety Division		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
result of this Project will be corrected through a remediation or restoration program within a specified time frame.					
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: **Hydrology and Flood Control** **Mitigation Measure 2:** Where feasible, the extent of impervious surfaces on individual industrial sites should be limited to minimize the quantity of storm run-off***.***	During Project Construction	Verify Minimization of Impervious Surfaces	City of Rialto Planning Division City of Rialto Building and Safety Division		
Land Use and Planning					
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: Land Use **Mitigation Measure 1:** The site development standards and performance standards contained in Section 4.4.2 of the Specific Plan shall be adhered to in reviewing proposed specific developments. Adherence to these standards, especially the specific criteria for industrial uses in proximity to residential and other sensitive uses, will minimize any potential impacts.	During Project Construction and Operation	Verify Adherence to Applicable Development Standards and Performance Standards	City of Rialto Planning Division City of Rialto Building and Safety Division		
Noise and Vibration					
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: Environmental Health and Hazards **Mitigation Measure 2:** Interior noise levels in residential and office structures shall not exceed 45 dBA.	During Operation	Verify Project Noise Does Not Exceed Applicable Thresholds Verify Completion of Field Inspections Compliance Report Prepared by Qualified Noise Consultant	City of Rialto Planning Division City of Building and Safety Division		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: Environmental Health and Hazards **Mitigation Measure 3:** Where necessary noise retardant measures should be incorporated into the design of industrial structures. Such measures include, but are not limited to, berms, noise attenuation walls, building insulation and the limitation of processing/manufacturing activities to enclosed buildings.	During Construction	Verify Incorporation of Applicable Noise Retardant Measures Verify Completion of Field Inspections Compliance Report Prepared by Qualified Noise Consultant	City of Rialto Planning Division City of Rialto Building and Safety Division		
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: Environmental Health and Hazards **Mitigation Measure 4:** The noise standards promulgated by the local jurisdictions shall be adhered to. Each proposed use shall be reviewed for noise generation potential prior to approval.	During Project Construction and Operation	Verify Compliance with City Noise Standards Verify Completion of Field Inspections Compliance Report Prepared by Qualified Noise Consultant	City of Rialto Planning Division City of Rialto Building and Safety Department Qualified Noise Consultant		
Public Services					
SC PS-1: Prior to issuance of building permits, the City of Rialto Police Department shall review development plans for the incorporation of defensible space concepts to reduce demands on police services. Public safety planning recommendations shall be incorporated into the Project plans. The Applicant shall prepare a list of Project features and design components that demonstrate responsiveness to defensible space design concepts. The Police Department shall review and approve all defensible space design features incorporated into the Project prior to initiating the building plan check process.	Prior to Building Permit Issuance	Verify Required Public Safety Information on Development Plans	City of Rialto Planning Division City of Rialto Building and Safety Department City of Rialto Police Department		
SC PS-2: Prior to the issuance of the first grading permit and/or action that would permit site disturbance, the Applicant shall provide evidence to the City of Rialto Police Department that a	Prior to Issuance of Grading Permit	Verify Security Service Plan	City of Rialto Planning Division		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
construction security service or equivalent service shall be established at the construction site along with other measures, as identified by the Police Department and the Public Works Department, to be instituted during the grading and construction phase of the Project.			City of Rialto Building and Safety Division City of Rialto Public Works Department City of Rialto Police Department		
Agua Mansa Industrial Corridor Specific Plan EIR Mitigation Measures: **Public Services and Utilities** **Mitigation Measure 5:** All Project specific site plans should be subject to review by the Fire Department in each jurisdiction to determine whether the Project design includes adequate site access provisions and does not exceed the protection abilities of the various departments.	Prior to Construction	Review of Site Plans by City of Rialto Fire Department	City of Rialto Planning Division City of Rialto Building and Safety Division City of Rialto Fire Department		
Transportation					
MM TRF-1: Prior to issuance of building permits, the Project applicant shall develop a Transportation Demand Management (TDM) Plan with TDM measures in coordination with the City of Rialto staff. The TDM plan shall be approved by the City prior to the issuance of building permits.	Prior to Issuance of First Building Permit	Verify Preparation of Transportation Demand Management	City of Rialto Planning Division City of Rialto Building and Safety Division City of Rialto Public Works Department City Engineer		
SC TRA-1A: South Riverside Avenue at I-10 Eastbound Ramps. The Project Applicant shall contribute on a fair-share basis to costs associated with the widening of South Riverside Avenue. These improvements would be consistent with recommendations set forth in Measure I of the 2018 Nexus Study Item "Widen Riverside Avenue from South City Limit to Slover Avenue from 4 lanes to 6 lanes".	During Project Implementation	Verify Payment	City of Rialto Planning Division City of Rialto Building and Safety Division City of Rialto Public Works Department		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
SC TRA-1B: South Riverside Avenue at Solver Avenue. The Project Applicant shall contribute on a fair-share basis to costs associated with the widening of South Riverside Avenue. These improvements would be consistent with recommendations set forth in Measure I of the 2018 Nexus Study Item "Widen Riverside Avenue from South City Limit to Slover Avenue from 4 lanes to 6 lanes".	During Project Implementation	Verify Payment	City of Rialto Planning Division City of Rialto Building and Safety Division City of Rialto Public Works Department		
Tribal Cultural Resources					
MM TCR-1: The Yuhaaviatam of San Manuel Nation (YSMN) Cultural Resources Management Department shall be contacted of any pre-contact cultural resources discovered during Project implementation and be provided information regarding the nature of the find, as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA, a Cultural Resources Monitoring and Treatment Plan shall be created by an archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the Project, should YSMN elect to place a monitor on-site.	During Project Implementation	Contact of YSMN Cultural Resources Management Department in the Event of Find Cultural Resources Monitoring and Treatment Plan, if Applicable Verify Completion of Field Inspection Completion of Report Prepared by Certified Archaeologist and Native American Monitor	City of Rialto Planning Division City of Rialto Building and Safety Division YSMN Cultural Resources Management Department		
MM TCR-2: Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the Project applicant and the Lead Agency for dissemination to YSMN. The	Prior to Construction During Construction Activities and Project Implementation	Supply all Archaeological/Cultural Documents to Project Applicant and Lead Agency	City of Rialto Planning Division City of Rialto Building and Safety Division		

Mitigation Measures (MMs)	Implementation Timing	Monitoring/Reporting Methods	Responsible for Approval/ Monitoring	Verification	
				Date	Initials
Lead Agency and/or Project applicant shall, in good faith, consult with YSMN throughout the life of the Project.					

This Page Intentionally Left Blank