

# INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

## Mitigation Monitoring and Reporting Plan

### 2830, 11190, 11258 S. RIVERSIDE AVENUE LIGHT INDUSTRIAL PROJECT



#### **Lead Agency:**

City of Rialto  
150 Palm Avenue  
Rialto, CA 92376  
(909) 820-2525

#### **Project Proponent:**

Riverside XC, LLC  
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July 15, 2024

# 1.0 MITIGATION MONITORING AND REPORTING PLAN

## 1.1 Introduction

This is the Mitigation Monitoring and Reporting Plan (MMRP) for the proposed 2830, 11190, 11258 S. Riverside Avenue Light Industrial Project that is proposed at 2830, 11190, 11258 S. Riverside Avenue. The MMRP has been prepared pursuant to the requirements of Public Resources Code §21081.6 which, among other things, states that when a governmental agency adopts or certifies a CEQA document that contains the environmental review of a proposed project, “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.”

The City of Rialto is the lead agency for the project, and is therefore, responsible for administering and implementing the MMRP. The decision-makers must define specific reporting and/or monitoring requirements to be enforced during project implementation prior to final approval of the proposed project.

## 1.2 Project Overview

The City of Rialto, as the Lead Agency, has prepared a Mitigated Negative Declaration (MND) for the 2830, 11190, 11258 S. Riverside Avenue Light Industrial project pursuant to the California Environmental Quality Act. The discretionary actions required from the City of Rialto include Conditional Development Permit No. 2022-0055, precise Plan of Design No. 2022-0077, Lot Line Adjustment No. 2022-0011 and Environmental Assessment Review No. 2022-0077. The project is located at 2830, 11190, 11258 S. Riverside Avenue and totals approximately 10.11 gross acres. The project site is currently developed with two light industrial buildings that include a trucking company, towing company, and a recreational vehicle storage com The property at 2830 S. Riverside has an auto-body repair building and a one-story office building on the site. The property at 11190 S. Riverside is vacant and the property at 11258 S. Riverside is used for semi-truck parking. The project applicant proposes to demolish the existing on-site buildings and site improvements to construct a 219,500 square foot industrial building that includes 209,500 square feet of warehouse, 5,000 square feet of ground level office space, and a 5,000 square foot mezzanine with a Floor Area Ratio (FAR) of 50.7%. The building has an interior clear height of 40 feet and an overall height of 51 feet.

The project proposes 144 parking spaces and exceeds the 140 parking spaces required for the project by the City of Rialto building code. The hours of operation would be determined by the lessee, but at this time the hours are proposed to be Monday through Friday from 8am to 5 pm.

The architecture of the proposed warehouse is Contemporary Southwest Industrial. The project proposes 40,592 square feet of landscaping that comprises 9.36 percent of the site. The proposed landscaping includes a low flow irrigation system, street trees, parking lot shade trees, shrubs along the property line, drought tolerant groundcover, outdoor gathering area with colored concrete, etc. The project proposes a 45 foot wide driveway at the north end of the site and a 40 foot wide driveway at the south project boundary for two points of site access. The project proposes 20,029 cubic yards of cut and 17,195 cubic yards of fill and export 2,833 cubic yards of dirt. The project applicant proposes to demolish the existing on-site buildings and site improvements to construct an industrial building with 186,000 square feet of industrial space

and 5,000 square feet of office space for a total of 191,000 square feet and a Floor Area Ratio (FAR) of 48.7%. The 5,000 square feet of office space also includes a 2,500 square foot mezzanine. The building has an interior clear height of 40 feet and a building height of 50 feet. The project is scheduled to be constructed in one phase.

### **1.3 Monitoring and Reporting Procedures**

This MMRP includes the following information: (1) mitigation measures that would either eliminate or lessen the potential impact from the project; (2) the monitoring milestone or phase during which the measure should be complied with or carried out; (3) the enforcement agency responsible for monitoring mitigation measure compliance; and (4) the initials of the person verifying the mitigation measure was completed and the date of verification.

The MMRP will be in place through all phases of a project including project design (preconstruction), project approval, project construction, and operation (both prior to and post-occupancy). The City will ensure that monitoring is documented through periodic reports and that deficiencies are promptly corrected. The designated environmental monitor will track and document compliance with mitigation measures, note any problems that may result, and take appropriate action to rectify problems.

Each mitigation measure is listed and categorized by impact area, with an accompanying discussion of:

- The phase of the project during which the measure should be monitored;
    - Project review and prior to project approval
    - During grading or building plan check review and prior to issuance of a grading or building permit
    - On-going during construction
    - Throughout the life of the project
  - The enforcement agency; and
  - The initials of the person verifying completion of the mitigation measure and date.
- The MMP is provided as Table 1 (Mitigation and Monitoring Reporting Program).

**Table 1**  
**2830, 11190, 11258 S. Riverside Avenue Light Industrial Project**  
**Mitigation Monitoring and Reporting Plan**

Mitigation Number	Mitigation Measure	Timing	Implementation Responsibility	Monitoring/ Responsibility	Verification of Compliance		
					Initials	Date	Remarks
<b>Air Quality</b>							
1.	<p>Prior to the start and throughout project construction, the contractor shall implement and maintain the following fugitive dust control measures:</p> <ul style="list-style-type: none"> <li>• Apply soil stabilizers or moisten inactive areas.</li> <li>• Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).</li> <li>• Cover all stockpiles with tarps at the end of each day or as needed.</li> <li>• Provide water spray during loading and unloading of earthen materials.</li> <li>• Minimize in-out traffic from construction zone.</li> <li>• Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard.</li> <li>• Sweep streets daily if visible soil material is carried out from the construction site.</li> </ul>	On-going throughout project construction	Developer	City of Rialto Building Department			
2.	<p>Throughout project construction the contractor shall:</p> <ul style="list-style-type: none"> <li>• Utilize well-tuned off-road construction equipment.</li> <li>• Establish a preference for contractors using Tier 3 or better heavy equipment.</li> <li>• Enforce 5-minute idling limits for both on-</li> </ul>	On-going throughout project construction	Developer	City of Rialto Building Department			

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	road trucks and off-road equipment.						
<b>Biological Resources</b>							
3.	Prior to the issuance of a grading permit the project developer shall complete a second consecutive U.S. Fish & Wildlife Service protocol survey for DSF on the entire project site. If, based on the survey results, DSF are not observed, DSF are presumed absent from the project site and development can proceed. If DSF are observed during the 2023 protocol surveys, the project developer shall consult with USFWS and provide proof to the City that the impacts to DSF have been addressed under the Federal Endangered Species Act to the satisfaction of USFWS.	Prior to the issuance of a grading permit	Developer	City of Rialto Building Department			
<b>Cultural Resources</b>							
4.	The project developer shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resource professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session shall include a handout and focus on how to identify archaeological	Prior to issuance of a demolition permit	Developer	City of Rialto Planning Department			

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	resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation if one is necessary.						
5.	In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals shall be contacted and consulted, and Native American construction monitoring shall be initiated. The project developer and the City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include	On-going throughout project construction	Developer	City of Rialto Building Department			

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	implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.						
6.	The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of any on-site archaeological monitoring. The report shall be submitted to the project developer, the South Central Costal Information Center, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources.	Prior to the issuance of a certificate of occupancy	Developer	City of Rialto Building Department			
<b>Noise</b>							
7.	Construction vehicles and equipment (fixed or mobile) shall be equipped with properly operating and maintained mufflers.	Throughout project construction	Developer	City of Rialto Building Department			
8.	Material stockpiles and/or vehicle staging areas shall be located as far as practical from dwelling units.	Throughout project construction	Developer	City of Rialto Building Department			
<b>Transportation</b>							

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9.	Prior to the issuance of a certificate of occupancy the project developer shall provide the city with proof that all applicable VMT reduction measures including teleworking, subsidized bus passes, and/or on-site bike lockers and showers are incorporated into the project.	Prior to issuance of a certificate of occupancy	Developer	City of Rialto Building Department			
<b>Tribal Cultural Resources</b>							
10.	Prior to the commencement of any ground-disturbing activity at the project site, the project applicant shall retain a Native American Monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation. A copy of the executed contract shall be submitted to the City of Rialto Community Development Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor shall only be present on-site during the construction phases that involve ground-disturbing activities both on-site and off-site locations that are included in the project description. Ground disturbing activities are defined by the Tribe as activities that may include, but are not limited to, pavement removal, potholing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor shall complete daily monitoring logs that shall provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials	Prior to issuance of a grading permit	Developer	City of Rialto Building Department and Community Development Department			



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	identified. The on-site monitoring shall end when all ground-disturbing activities on the project site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the project site have little to no potential to impact Tribal Cultural Resources.						
11.	Upon discovery of any Tribal Cultural Resources during project construction, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 100 feet) until the find can be assessed. All Tribal Cultural Resources unearthed by project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe shall retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. If human remains and/or grave goods are discovered or recognized at the project site, all ground disturbance shall immediately cease, and the county coroner shall be notified per Public Resources Code Section 5097.98, and Health & Safety Code Section 7050.5. Human remains and grave/burial goods shall be treated alike per California Public Resources Code Section 5097.98(d)(1) and (2). Work may continue on other parts of the project site while evaluation and, if necessary, mitigation takes place (CEQA	On-going during ground disturbing activities	Developer	City of Rialto Building Department and Community Development Department			

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	<p>Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.</p>						