



Legislation Details (With Text)

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

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

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

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

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

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

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

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

APPLICANT:

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

LOCATION:

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

Map (Exhibit A).

BACKGROUND:

Surrounding Land Use and Zoning

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

General Plan Designations

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

Site Characteristics

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

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

ANALYSIS/DISCUSSION:

Tentative Tract Map No. 20009

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

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

Access

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

Neighborhood Design

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

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

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

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

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

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

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

Parking

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

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

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

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

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

southwest of the project site.

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

Variance No. 714

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

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

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

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

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

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

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

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

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

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

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

Economic Development Committee

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

Development Review Committee

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

Transportation Commission

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

Fiscal Analysis

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

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

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

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

General Plan Amendment Limit

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

GENERAL PLAN CONSISTENCY:

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

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

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

ENVIRONMENTAL IMPACT:

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

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

satisfaction.

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

PUBLIC NOTICE:

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

RECOMMENDATION:

It is recommended that the Planning Commission:

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

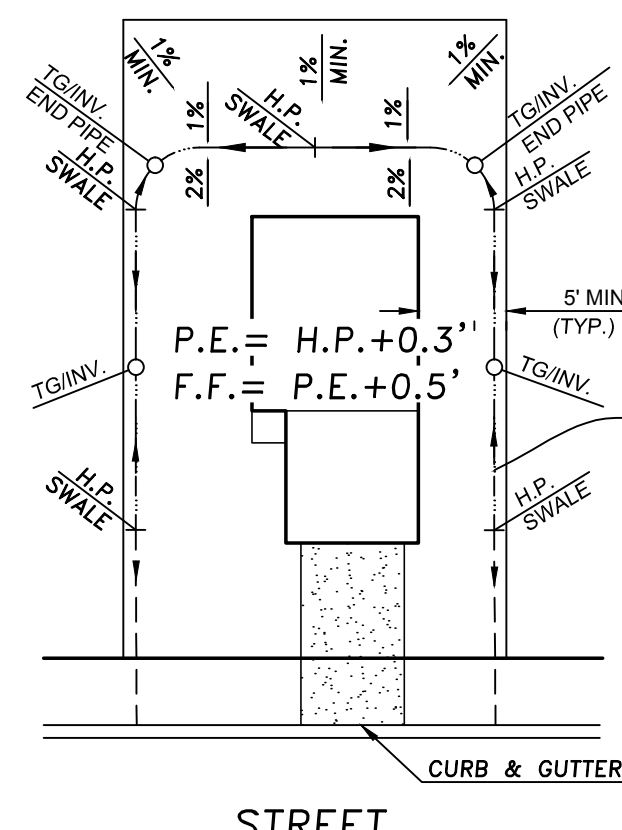


Project Location Map

























The diagram illustrates a street cross-section with the following components and labels:

- Top Left:** TGINV. (Top Ground Invert), END PIPE, H.P. SWALE, 1/8" MIN. slope, 2% slope.
- Top Center:** H.P. SWALE, 1/8" MIN. slope, 1% slope.
- Top Right:** TGINV., END PIPE, H.P. SWALE, 1/8" MIN. slope, 2% slope.
- Center:** P.E. = H.P. + 0.3', F.F. = P.E. + 0.5' (Formulas for Pavement Elevation and Finished Floor elevation).
- Right Side:** 5' MIN. (TYP.) (Typical width), TGINV., H.P. SWALE.
- Bottom:** CURB & GUTTER, STREET.



TYPICAL LOT GRADING
NTS

LEGEND

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

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

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

APPLICANT:
R. C. HOBBS COMPANY
1110 E. CHAPMAN AVENUE, SUITE 201
ORANGE, CA 92666
(714) 633-9100

UTILITIES:
ELECTRIC - SOUTHERN CALIFORNIA EDISON
(800) 684-8123
GAS - SOUTHERN CALIFORNIA GAS COMPANY
(909) 427-2200
SEWER - RIALTO WATER SERVICES
WATER - 150 S PALM AVE. RIALTO
(909) 820-2546
PHONE - AT&T
(800) 288-2020
TRASH - EDCO DISPOSAL
1850 AVALON MANSA ROAD, RIVERSIDE
(909) 877-1506
CABLE - TIME WARNER AT&T UVERSE
(888) 892-2253 (688) 511-1885

SCHOOL DISTRICT:
RIALTO UNIFIED SCHOOL DISTRICT

AREA:
4.57 ACRES WITHIN BOLD BOUNDARY

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

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

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

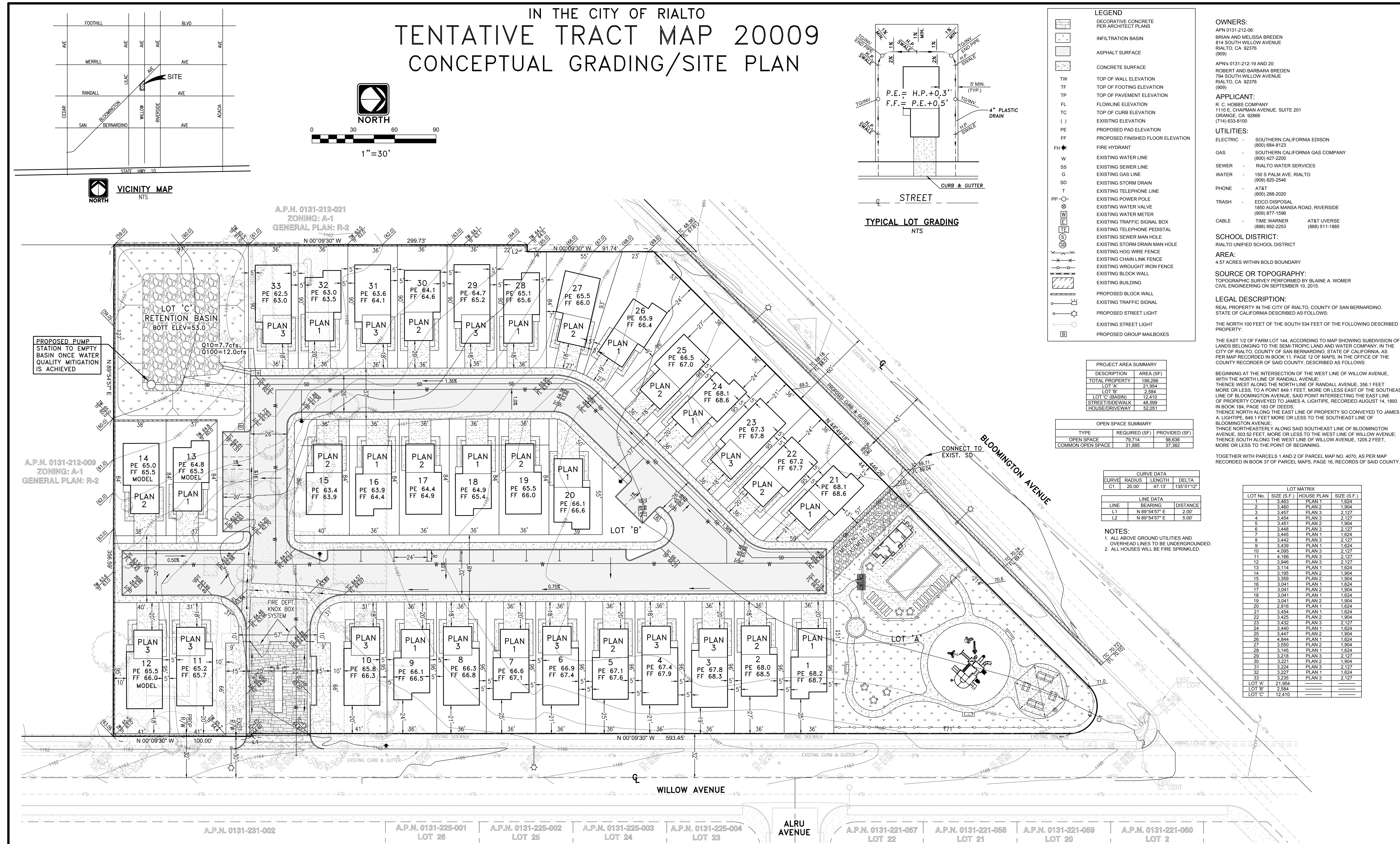
CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	47.13'	135°01'12"

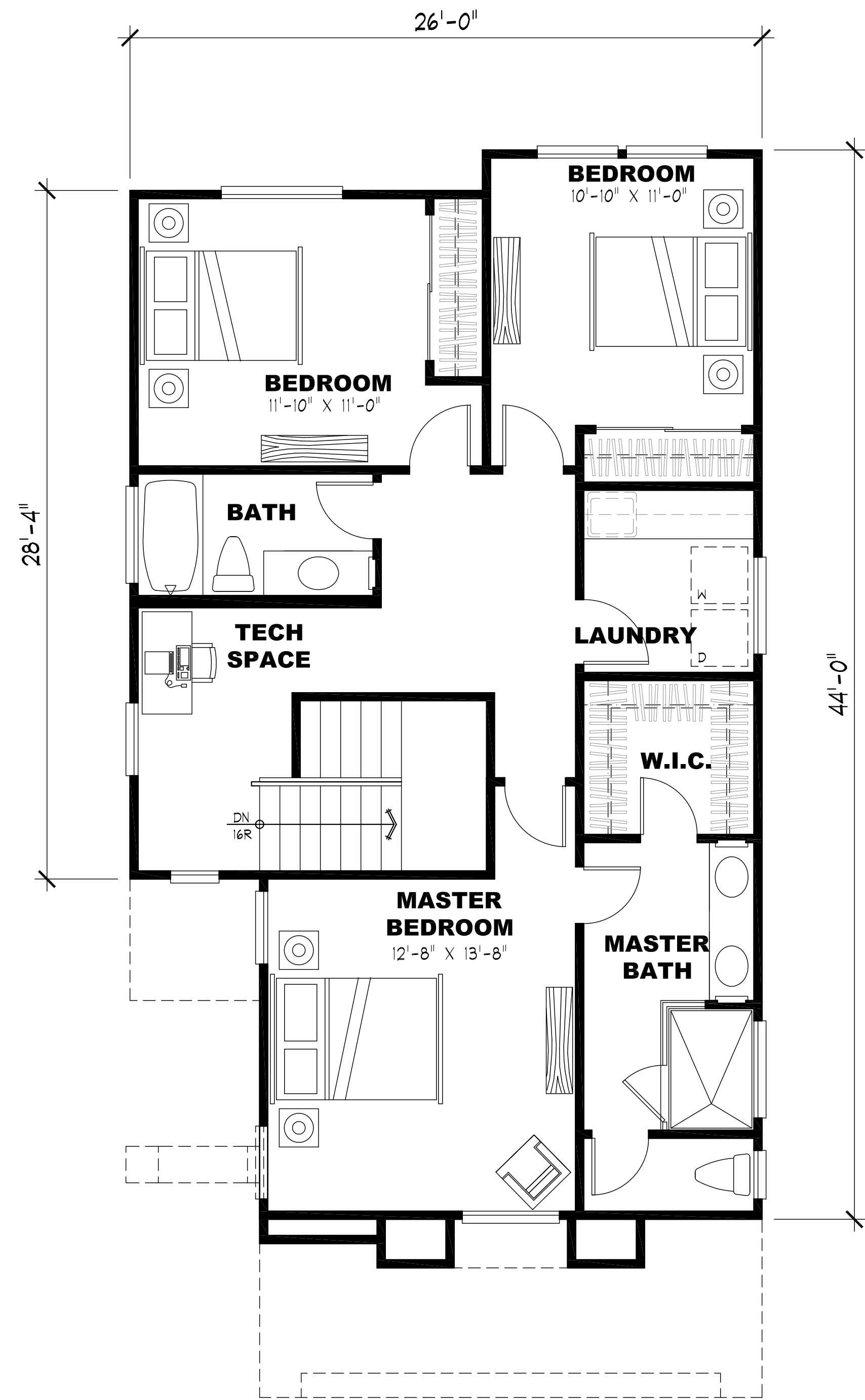
LINE DATA		
LINE	BEARING	DISTANCE
L1	N 89°54'57" E	2.00'
L2	N 89°54'57" E	5.00'

NOTES:

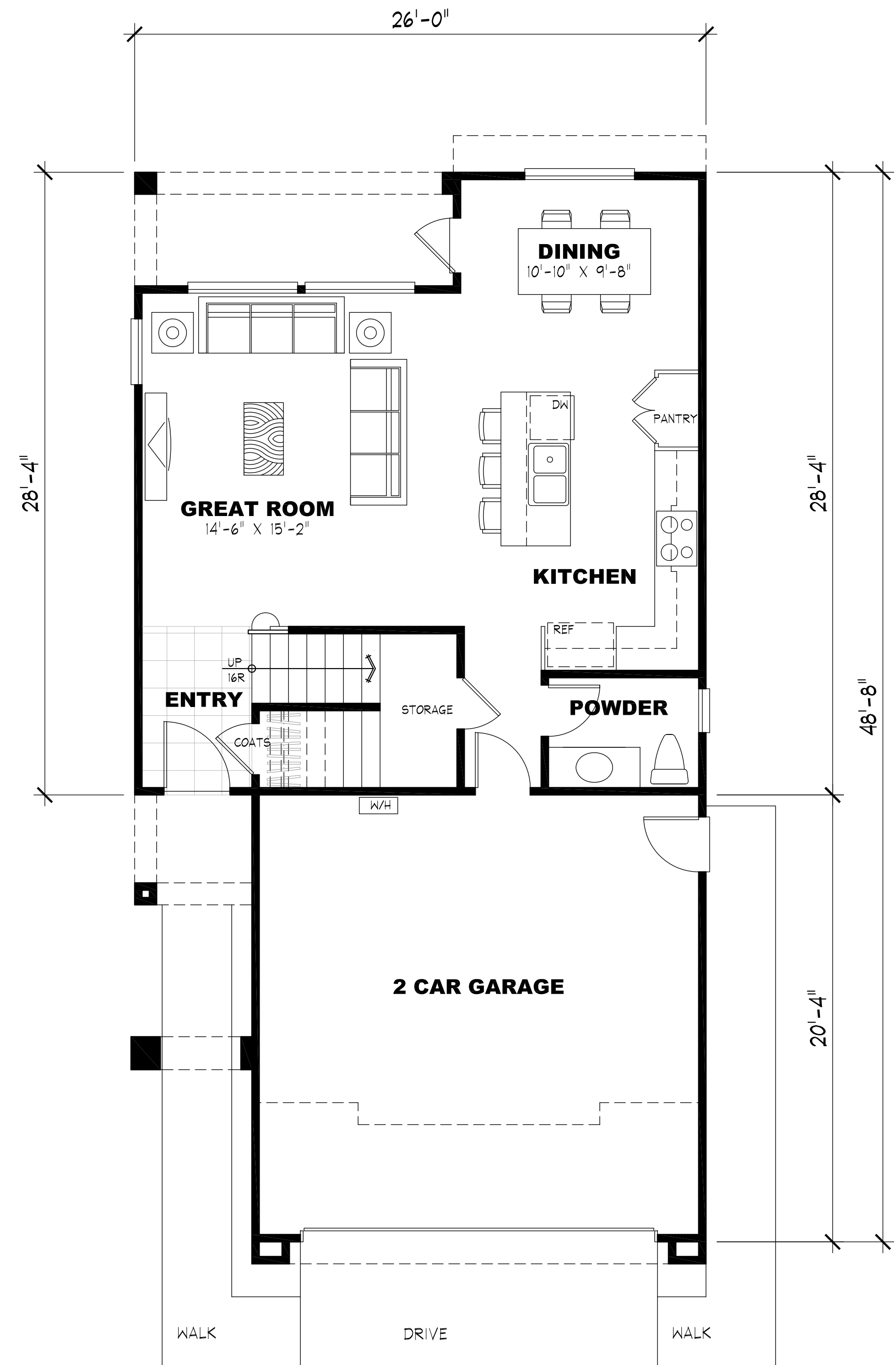
1. ALL ABOVE GROUND UTILITIES AND OVERHEAD LINES TO BE UNDERGROUNDED.
2. ALL HOUSES WILL BE FIRE SPRINKLED.

LOT MATRIX			
LOT NO.	SIZE (S.F.)	HOUSE PLAN	SIZE (S.F.)
1	3,463	PLAN 1	1,824
2	3,480	PLAN 2	1,904
3	3,457	PLAN 3	1,137
4	3,454	PLAN 3	2,127
5	3,451	PLAN 2	1,904
6	3,448	PLAN 3	2,127
7	3,445	PLAN 1	1,824
8	3,442	PLAN 3	2,127
9	3,439	PLAN 1	1,824
10	4,095	PLAN 3	2,127
11	4,166	PLAN 3	2,127
12	3,946	PLAN 3	2,127
13	3,114	PLAN 3	1,824
14	3,195	PLAN 2	1,904
15	3,359	PLAN 2	1,904
16	3,041	PLAN 1	1,824
17	3,041	PLAN 2	1,824
18	3,041	PLAN 1	1,824
19	3,041	PLAN 2	1,904
20	2,816	PLAN 1	1,624
21	3,454	PLAN 1	1,624
22	3,425	PLAN 2	1,904
23	3,432	PLAN 3	2,127
24	3,440	PLAN 1	1,824
25	3,447	PLAN 2	1,904
26	4,844	PLAN 1	1,624
27	3,550	PLAN 2	1,904
28	3,145	PLAN 1	1,624
29	3,218	PLAN 3	2,127
30	3,221	PLAN 2	1,904
31	3,224	PLAN 3	2,127
32	3,227	PLAN 1	1,624
33	3,235	PLAN 3	2,127
LOT 'A'	21,954		
LOT 'B'	2,584		
LOT 'C'	12,410		

[illegible]



SECOND FLOOR - PLAN 1



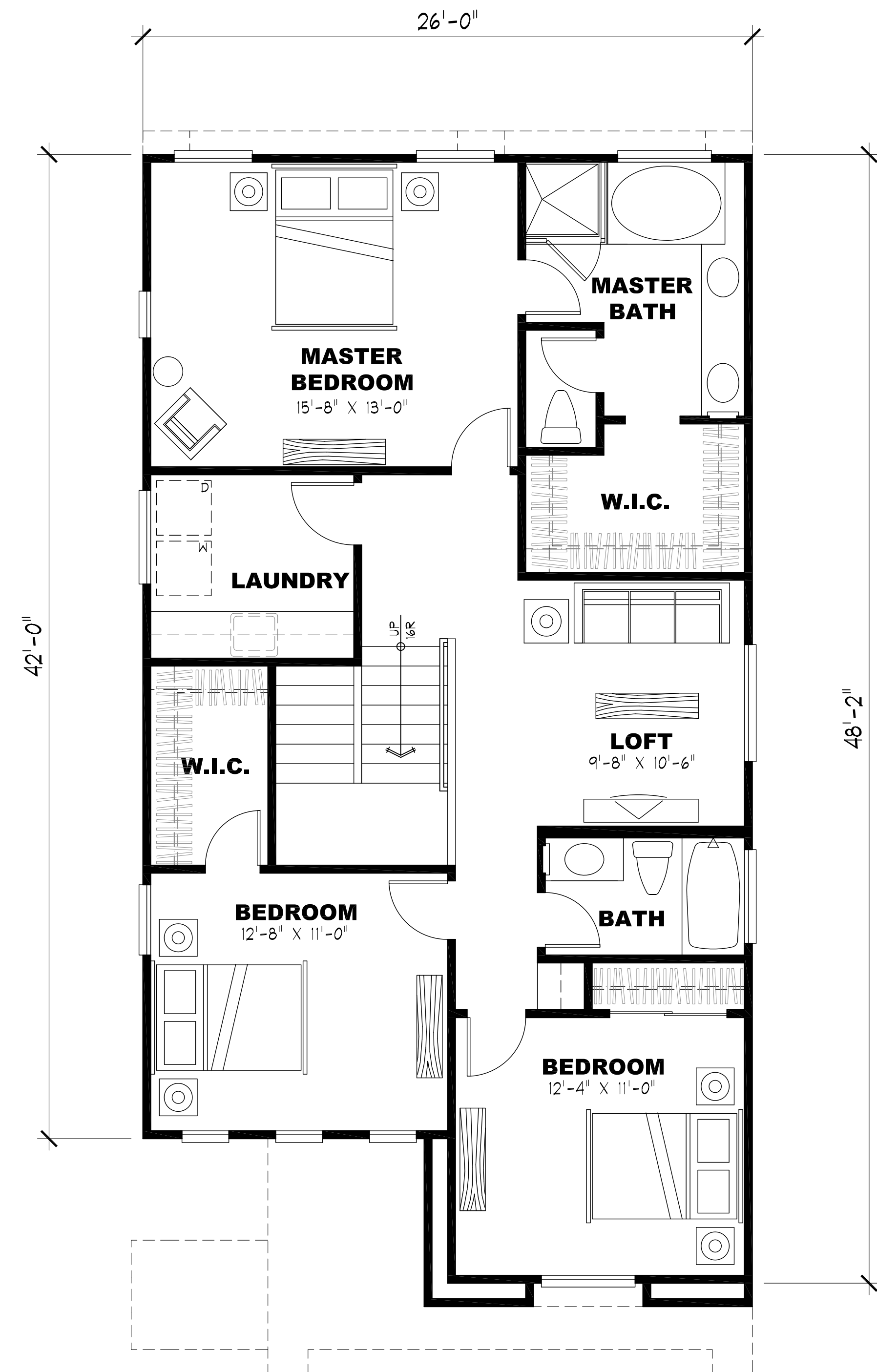
FIRST FLOOR - PLAN 1

FLOOR PLAN REFLECTS ELEVATION "A"

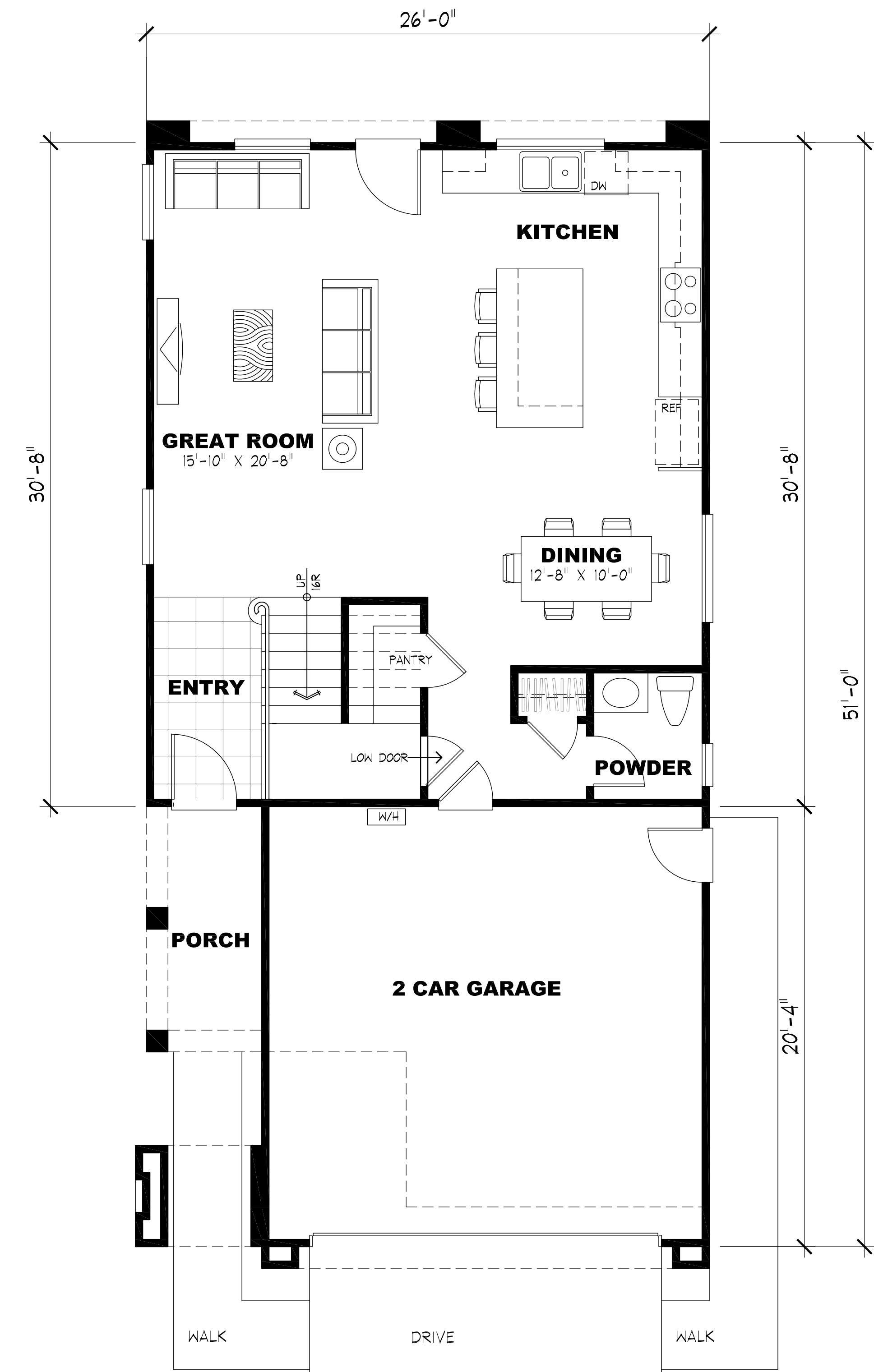
PLAN 1
SQUARE FOOTAGE

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

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



SECOND FLOOR - PLAN 2



FIRST FLOOR - PLAN 2

FLOOR PLAN REFLECTS ELEVATION "B"

PLAN 2
SQUARE FOOTAGE

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



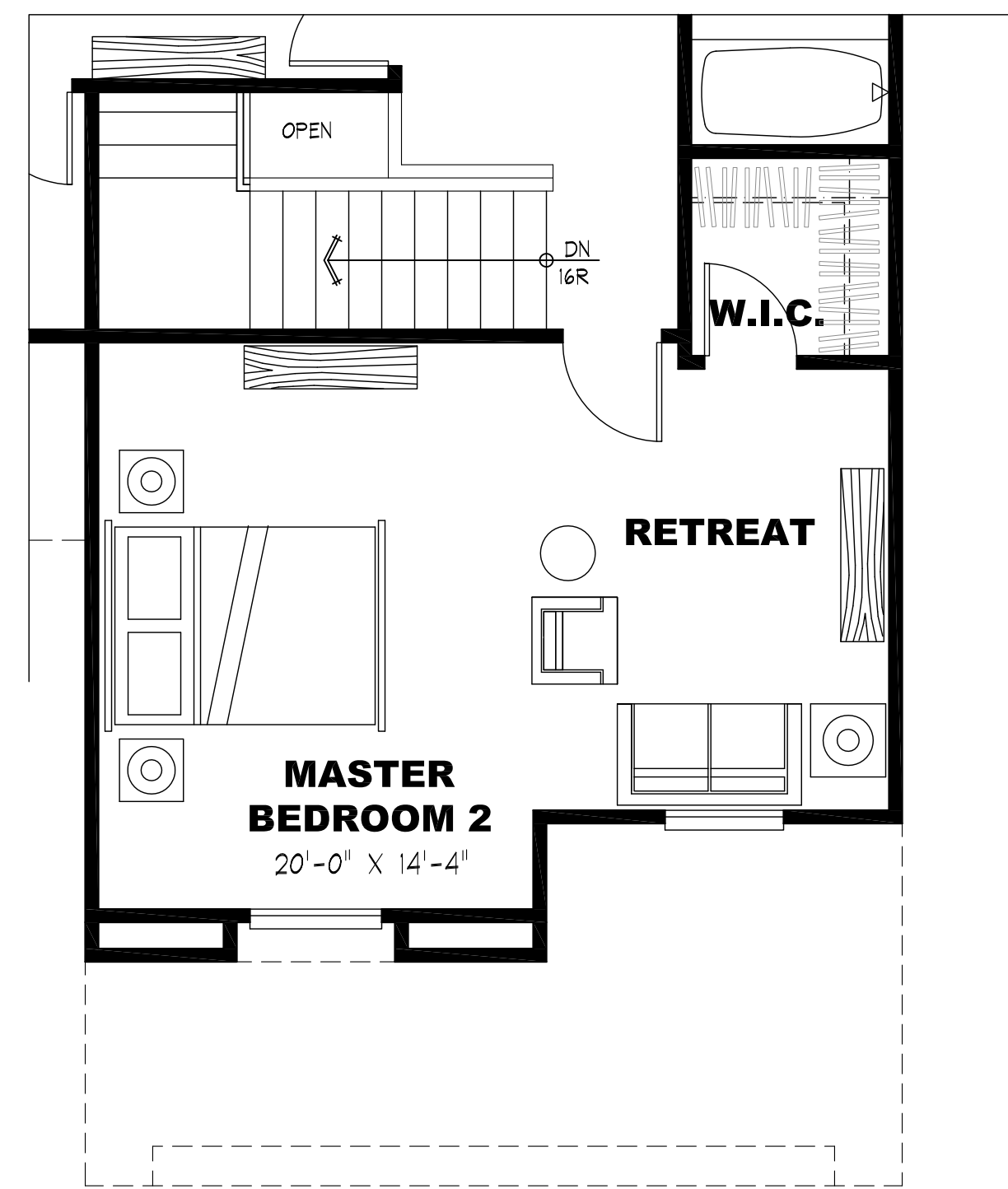
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(949) 825-5218

Date: 04/18/16

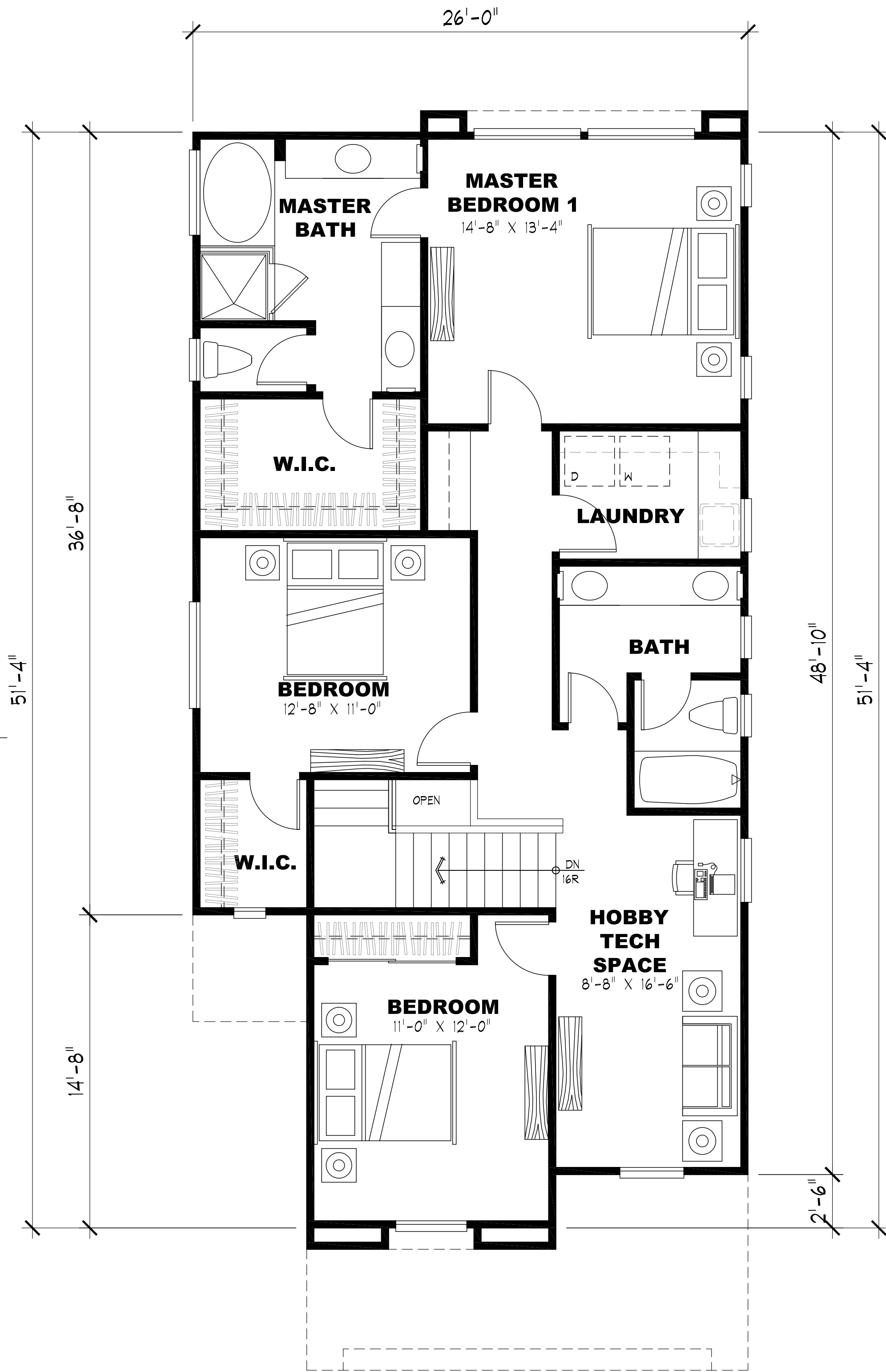
Sheet

A4

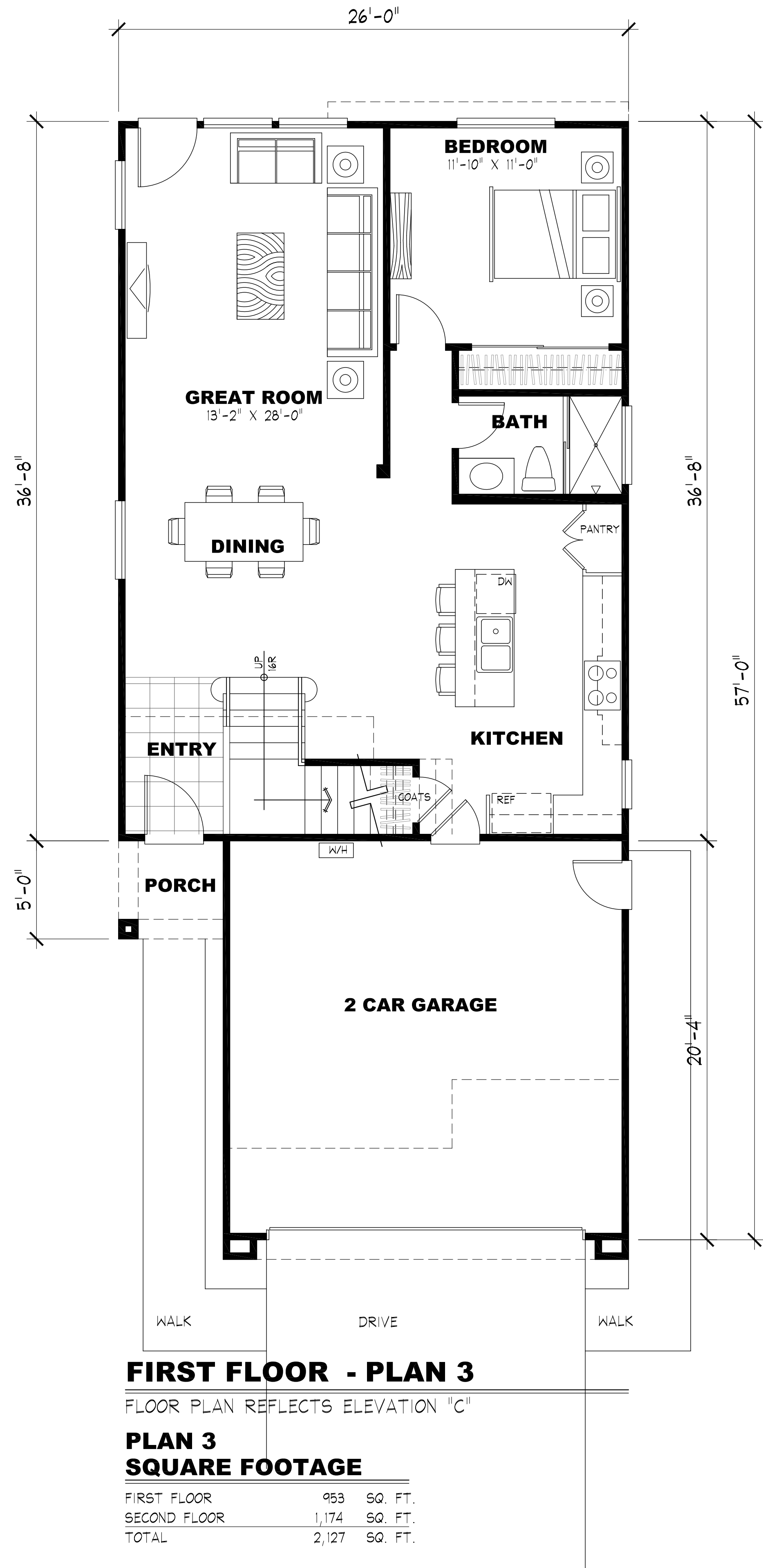
Of



OPTIONAL MASTER BEDROOM 2



SECOND FLOOR - PLAN 3



FIRST FLOOR - PLAN 3

FLOOR PLAN REFLECTS ELEVATION "C"

PLAN 3
SQUARE FOOTAGE

FIRST FLOOR	953	SQ. FT.
SECOND FLOOR	1,174	SQ. FT.
TOTAL	2,127	SQ. FT.

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

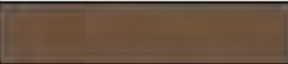
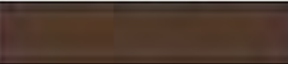
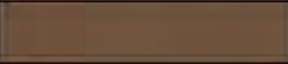
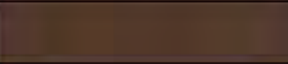
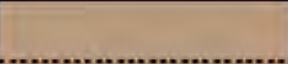
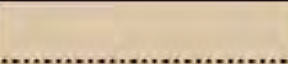
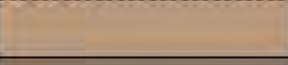
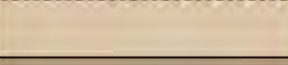
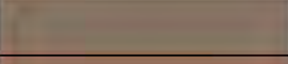


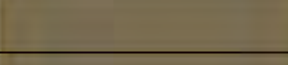
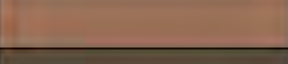
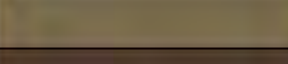
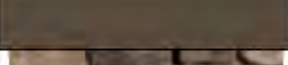
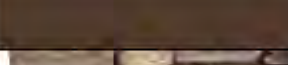


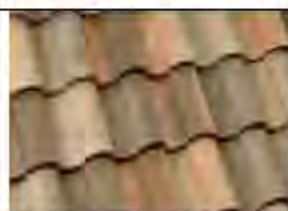



R.C. HOBBS

RIALTO 33 - SERRANO PLACE

PRELIMINARY EXTERIOR COLOR SCHEDULE

PAGE 1 OF 3

LAURA SCHLANGE • COLOR CONSULTANT
(949) 293-3716

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

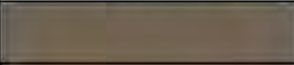
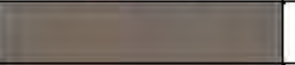


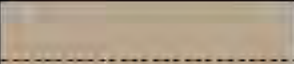

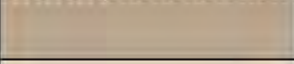
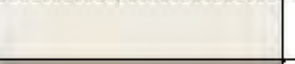
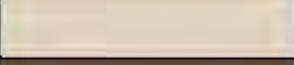
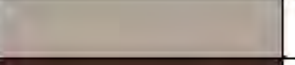
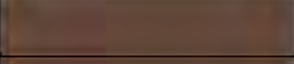

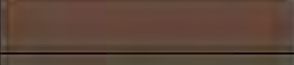

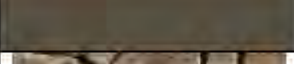
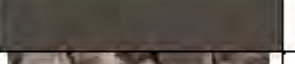






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R.C. HOBBS

RIALTO 33 - SERRANO PLACE

PRELIMINARY EXTERIOR COLOR SCHEDULE

PAGE 2 OF 3

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





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RIALTO 33 - SERRANO PLACE

PRELIMINARY EXTERIOR COLOR SCHEDULE

PAGE 3 OF 3

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



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

SCHEME 1



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

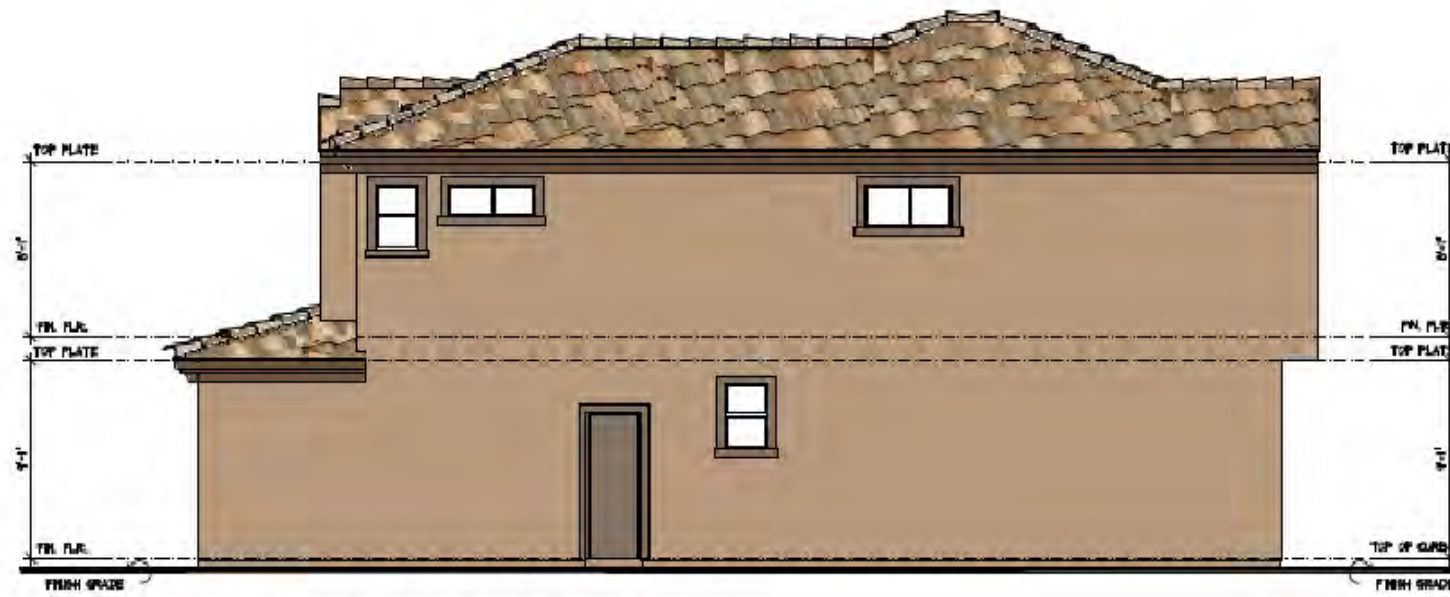
SCHEME 4



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

SCHEME 6

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



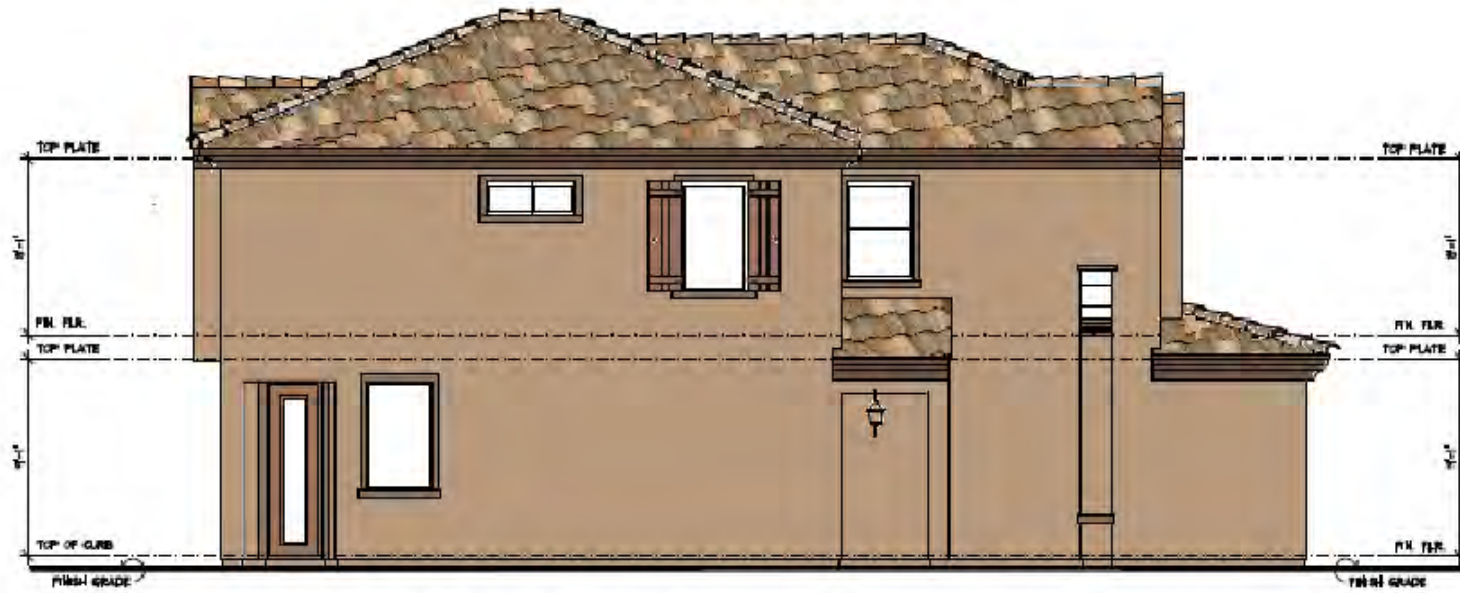
RIGHT ELEVATION - PLAN 1A - SPANISH

SCALE 1/8"=1'-0"



REAR ELEVATION - PLAN 1A - SPANISH

SCALE 1/8"=1'-0"



LEFT ELEVATION - PLAN 1A - SPANISH

SCALE 1/8"=1'-0"



FRONT ELEVATION - PLAN 1A - SPANISH

SCALE 1/8"=1'-0"

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

SCHEME 1



FRONT ELEVATION A - PLAN 2 - SPANISH
SCHEME 2
SCALE: 1/8"=1'-0"



FRONT ELEVATION B - PLAN 2 - COUNTRY MANOR
SCHEME 3



FRONT ELEVATION C - PLAN 2 - COUNTRY FRENCH
SCHEME 5

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



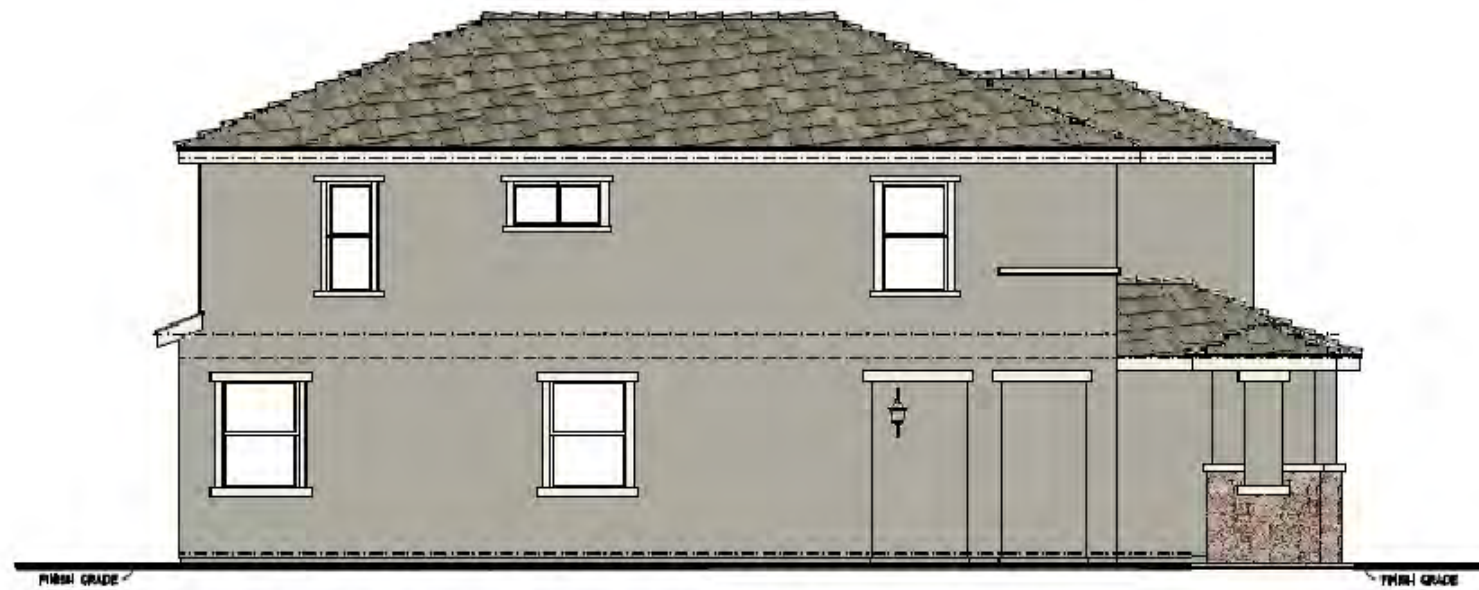
RIGHT ELEVATION - PLAN 2B - COUNTRY MANOR

SCALE: 1/4"=1'-0"



REAR ELEVATION - PLAN 2B - COUNTRY MANOR

SCALE: 1/4"=1'-0"



LEFT ELEVATION - PLAN 2B - COUNTRY MANOR

SCALE: 1/4"=1'-0"



FRONT ELEVATION - PLAN 2B - COUNTRY MANOR

SCHEME 5

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



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

SCHEME 4



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

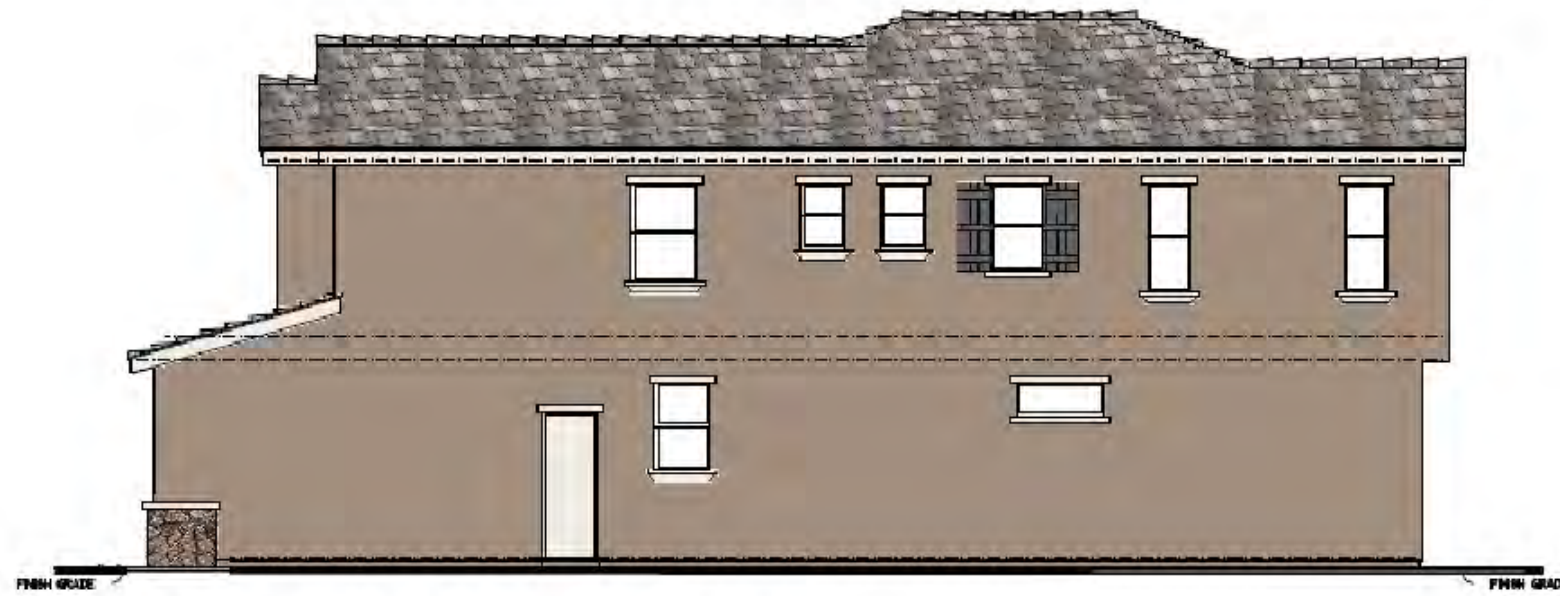
SCHEME 2



FRONT ELEVATION C - PLAN 3 - COUNTRY FRENCH

SCHEME 3

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

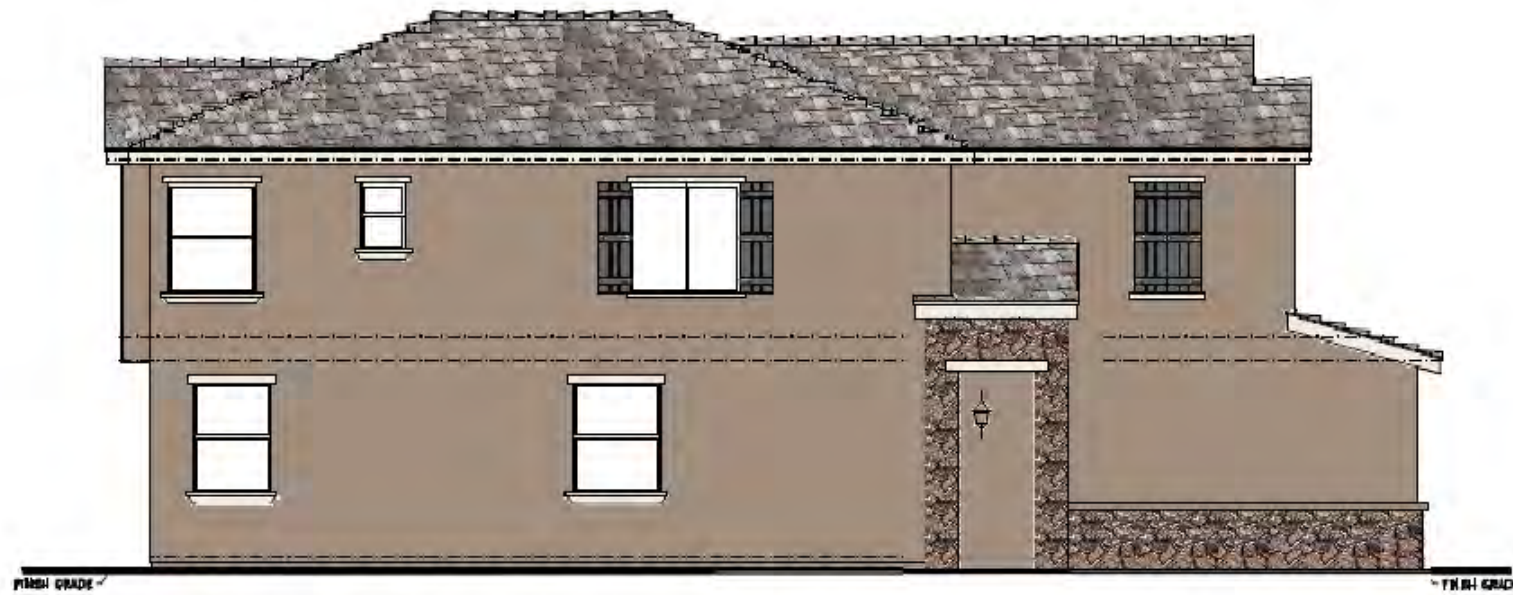


RIGHT ELEVATION - PLAN 3C - COUNTRY FRENCH

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



REAR ELEVATION - PLAN 3C - COUNTRY FRENCH



LEFT ELEVATION - PLAN 3C - COUNTRY FRENCH

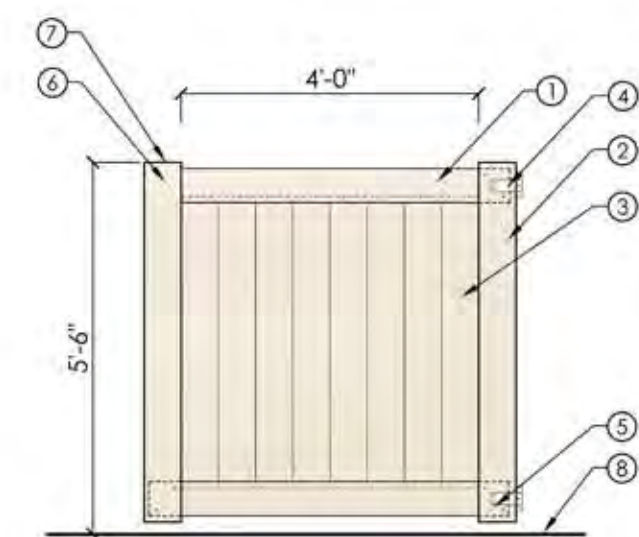
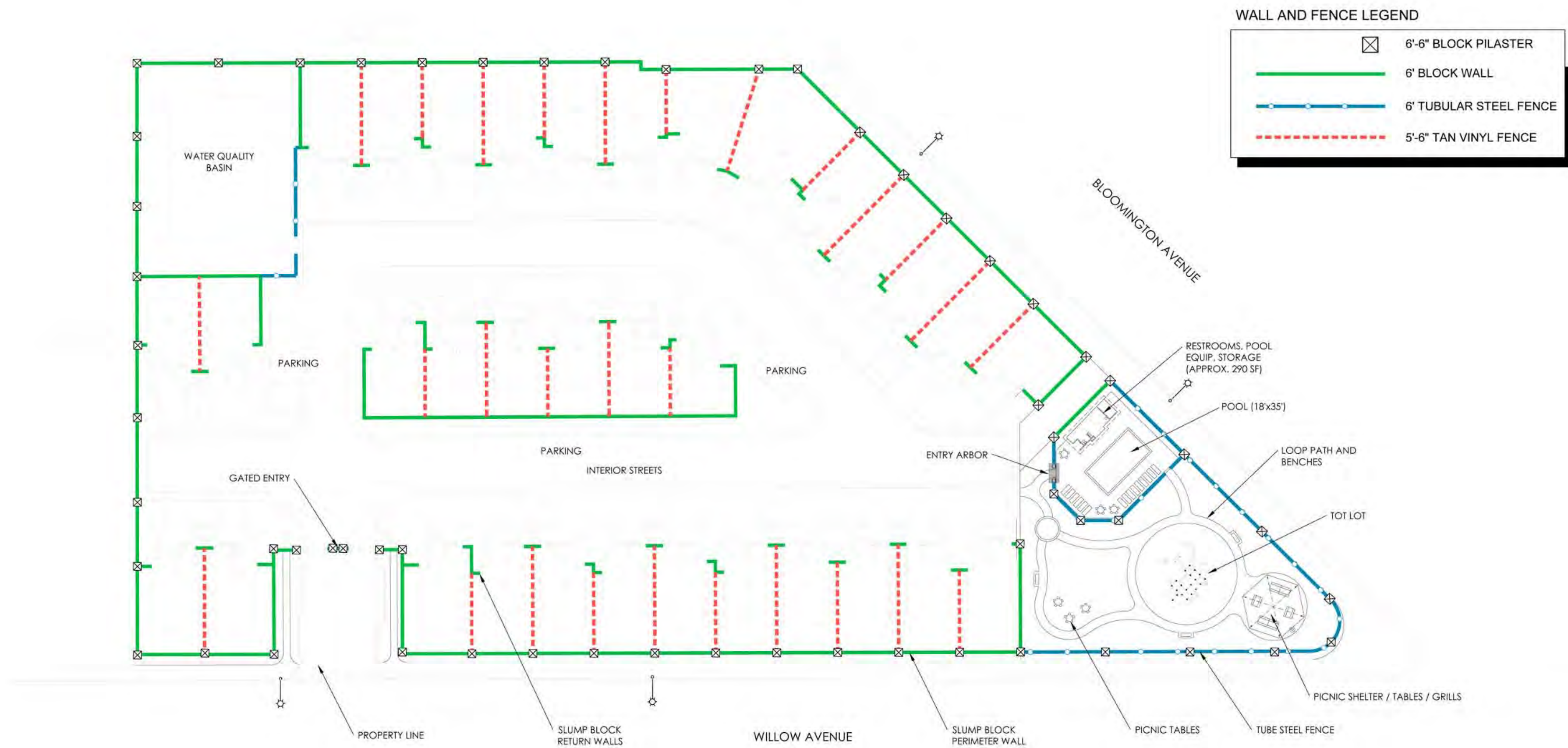
SCALE: 1/8"=1'-0"



FRONT ELEVATION - PLAN 3C - COUNTRY FRENCH

SCHEME 6

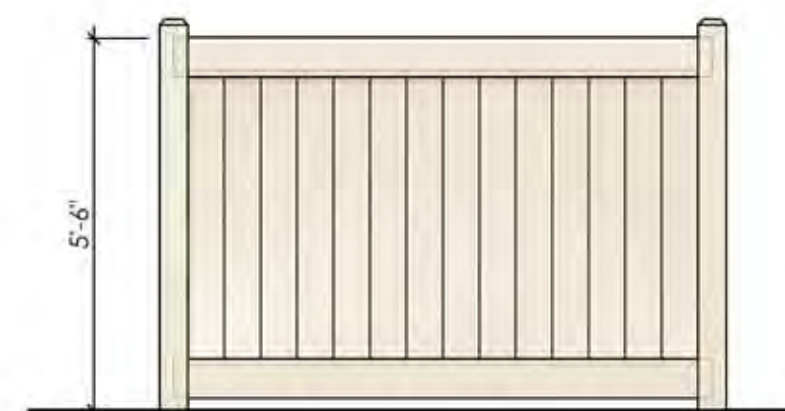
**R.C. HOBBS
RIALTO
SMALL SINGLE FAMILY HOMES**



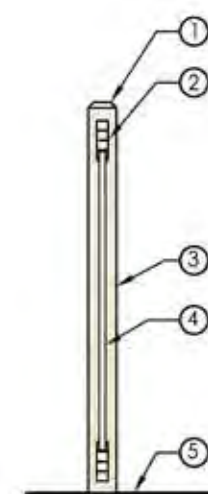
- ① 1-1/2" x 5-1/2" PVC TOP AND BOTTOM RAILS
- ② 2" x 6" VINYL UPRIGHT
- ③ 1" x 6" T&G PVC BOARD
- ④ T-HINGE TOP AND BOTTOM
- ⑤ RIVETED ROUTED JOINT CONNECTION
- ⑥ LATCH
- ⑦ PLASTIC PLUG
- ⑧ FINISH GRADE

VINYL SIDE YARD GATE

1/2"=1'-0"



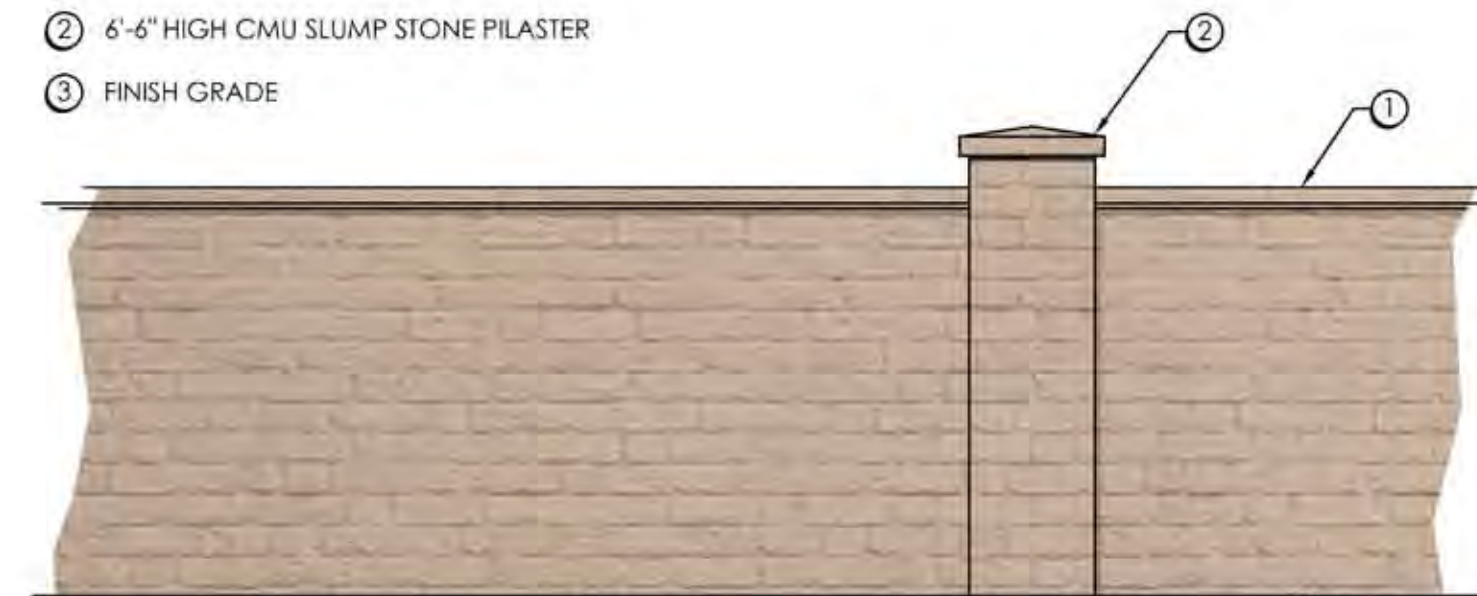
VINYL FENCE



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

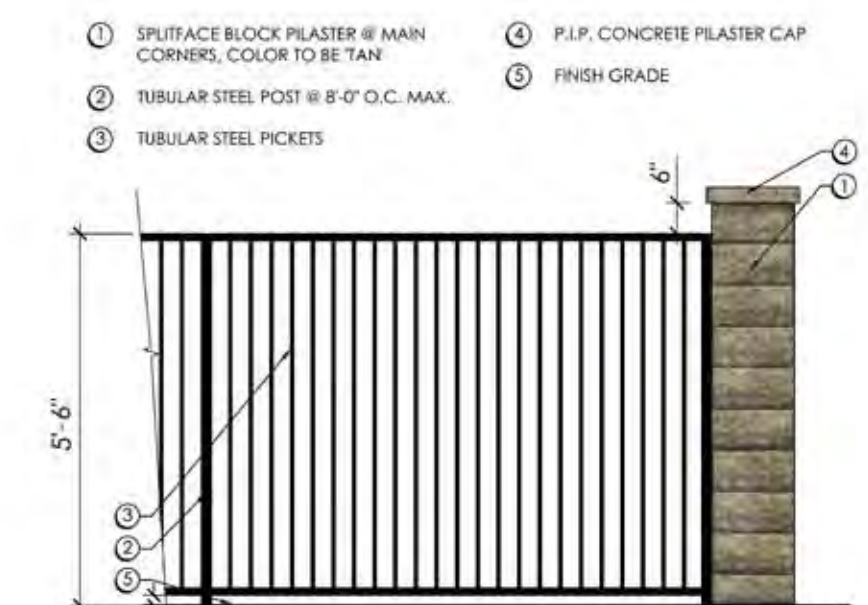
1/2"=1'-0"

- ① 6' HIGH CMU SLUMP STONE WALL AND CAP
- ② 6'-6" HIGH CMU SLUMP STONE PILASTER
- ③ FINISH GRADE



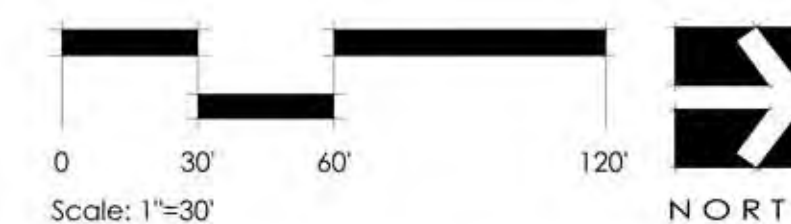
SLUMP BLOCK WALL

1/2"=1'-0"



TUBULAR STEEL FENCE

1/2"=1'-0"



CONCEPTUAL WALL AND FENCE PLAN
RIALTO, CALIFORNIA

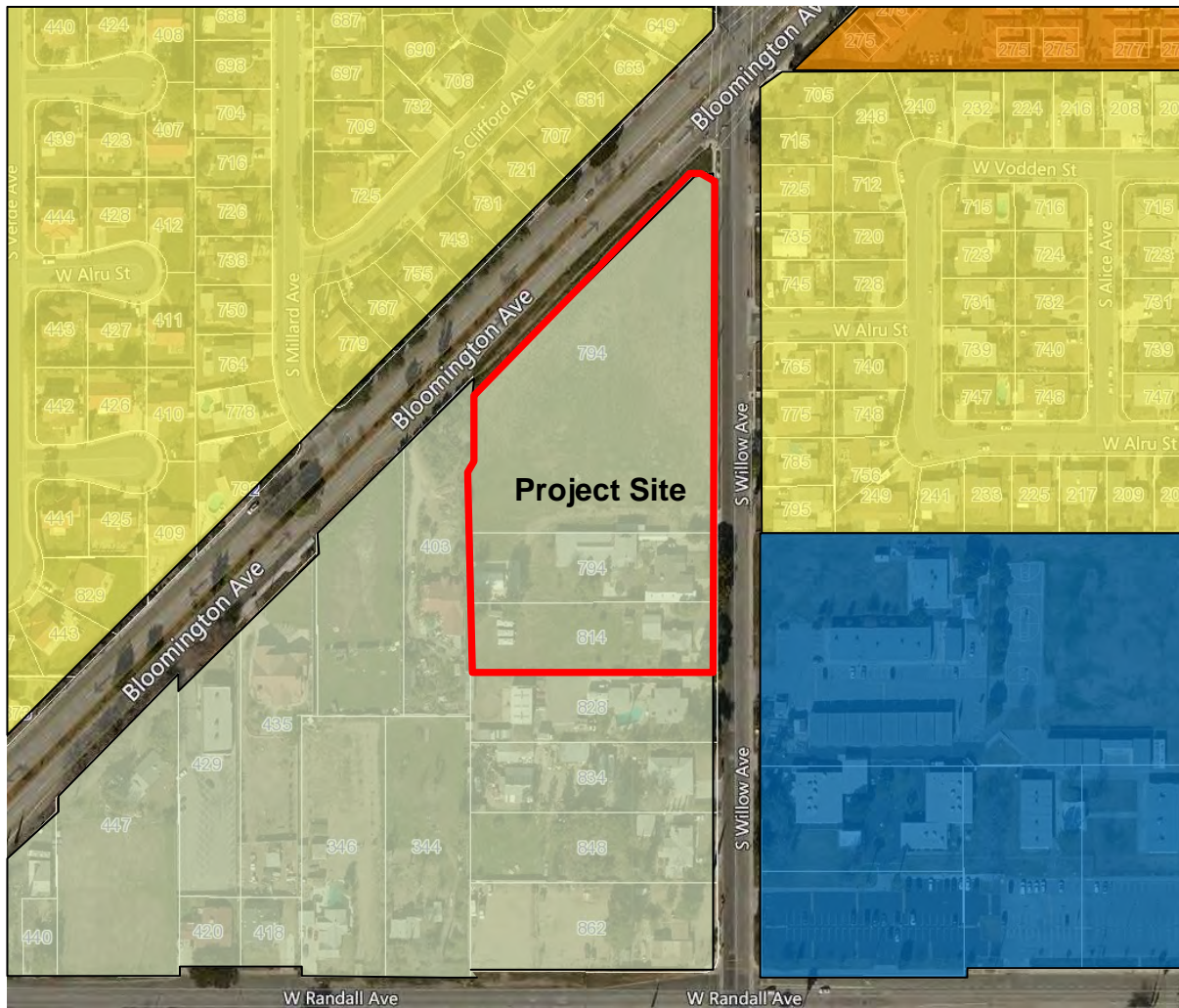
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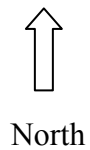
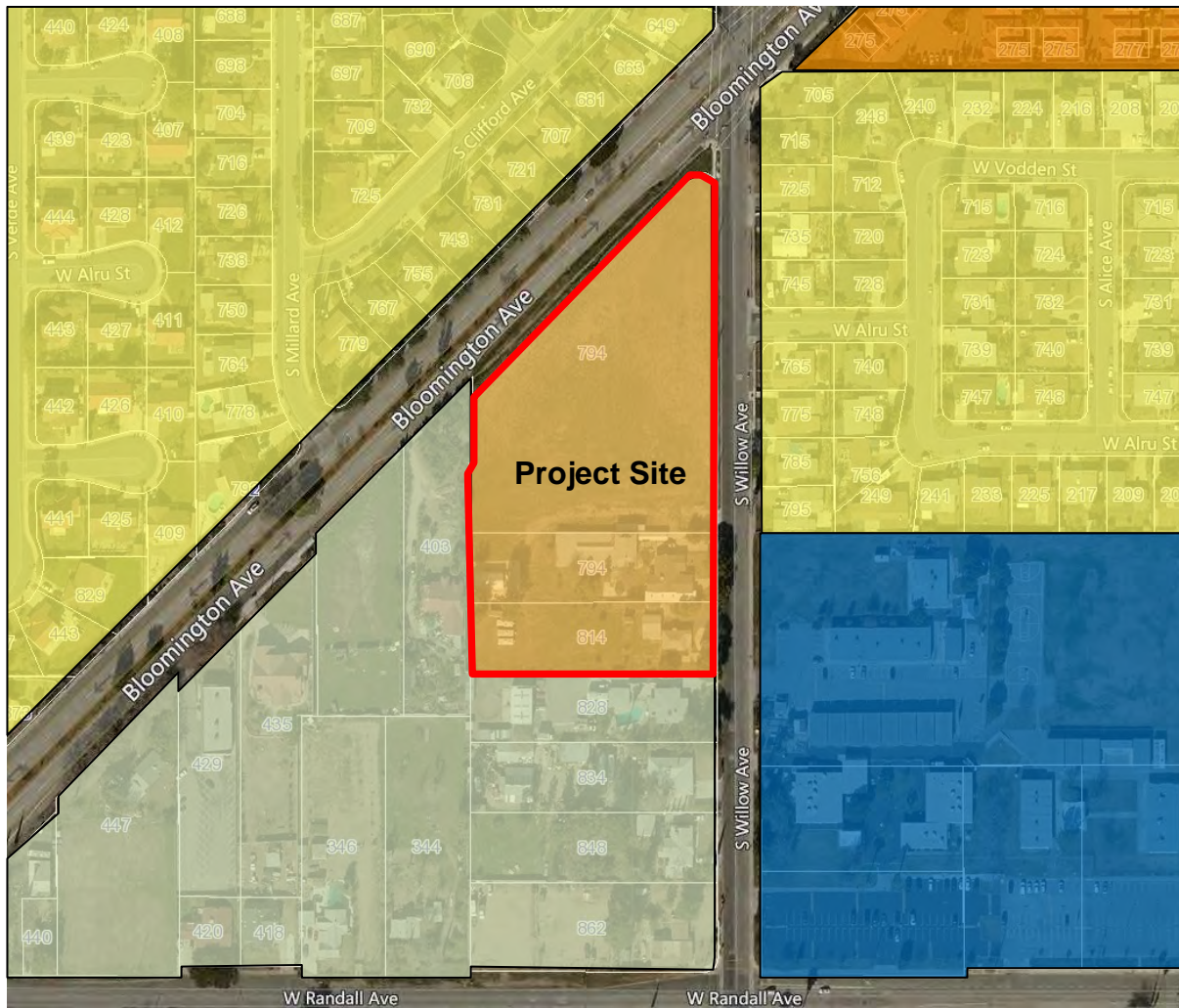
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Existing General Plan Land Use



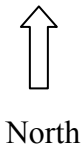
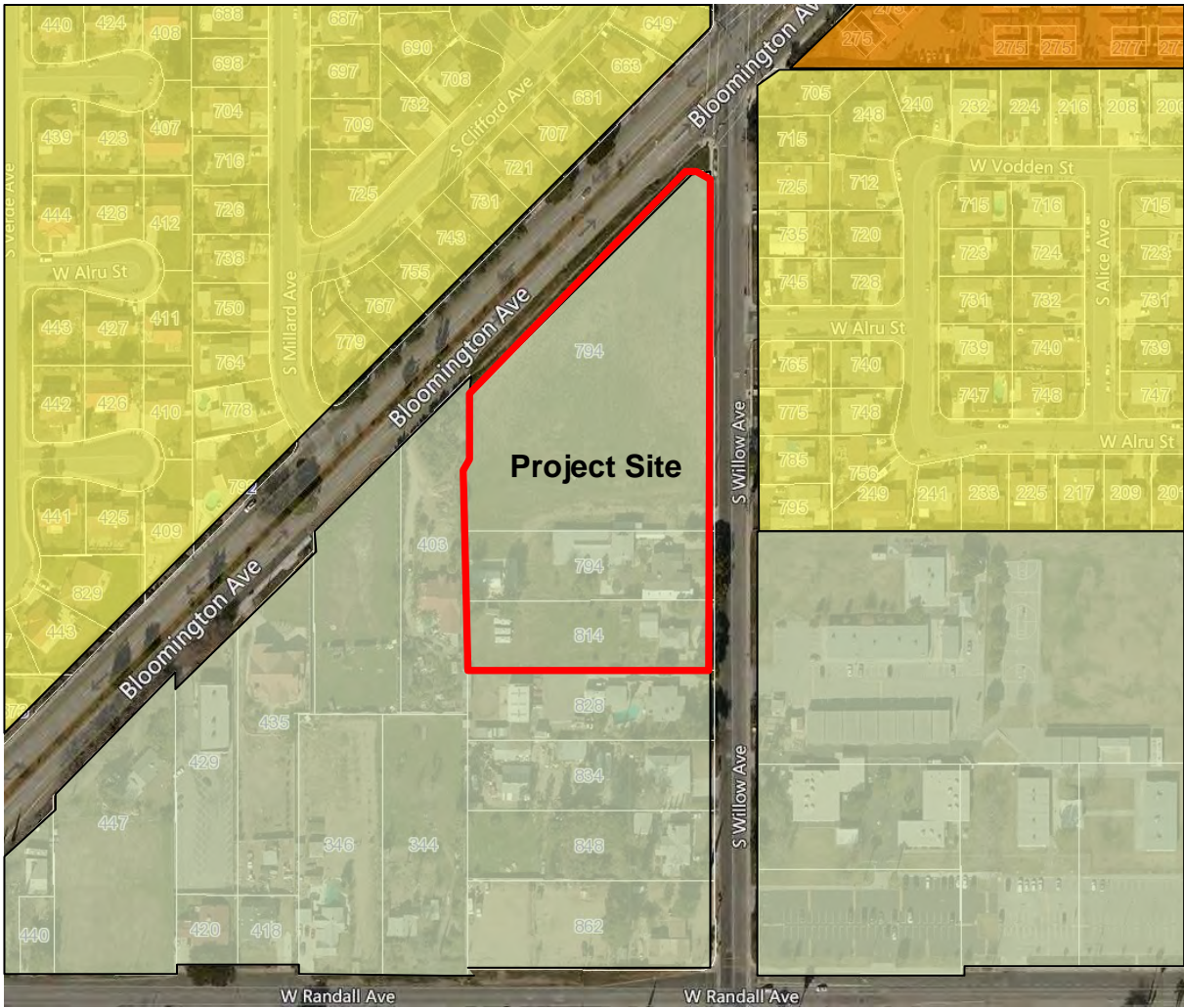
- North ↑
- Residential 2 with Animal Overlay
 - Residential 6
 - Residential 21
 - School Facility




Proposed General Plan Land Use



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

Existing Zoning



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

Serrano Place Residential Project Fiscal Impact Analysis City of Rialto

Prepared for:

City of Rialto
150 South Palm Avenue
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Attn: Robb Steel, Assistant City Administrator/Development Services Director
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August 16, 2016

SRHA Job #1313

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EXECUTIVE SUMMARY

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

Projected Fiscal Impacts

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

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

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

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

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

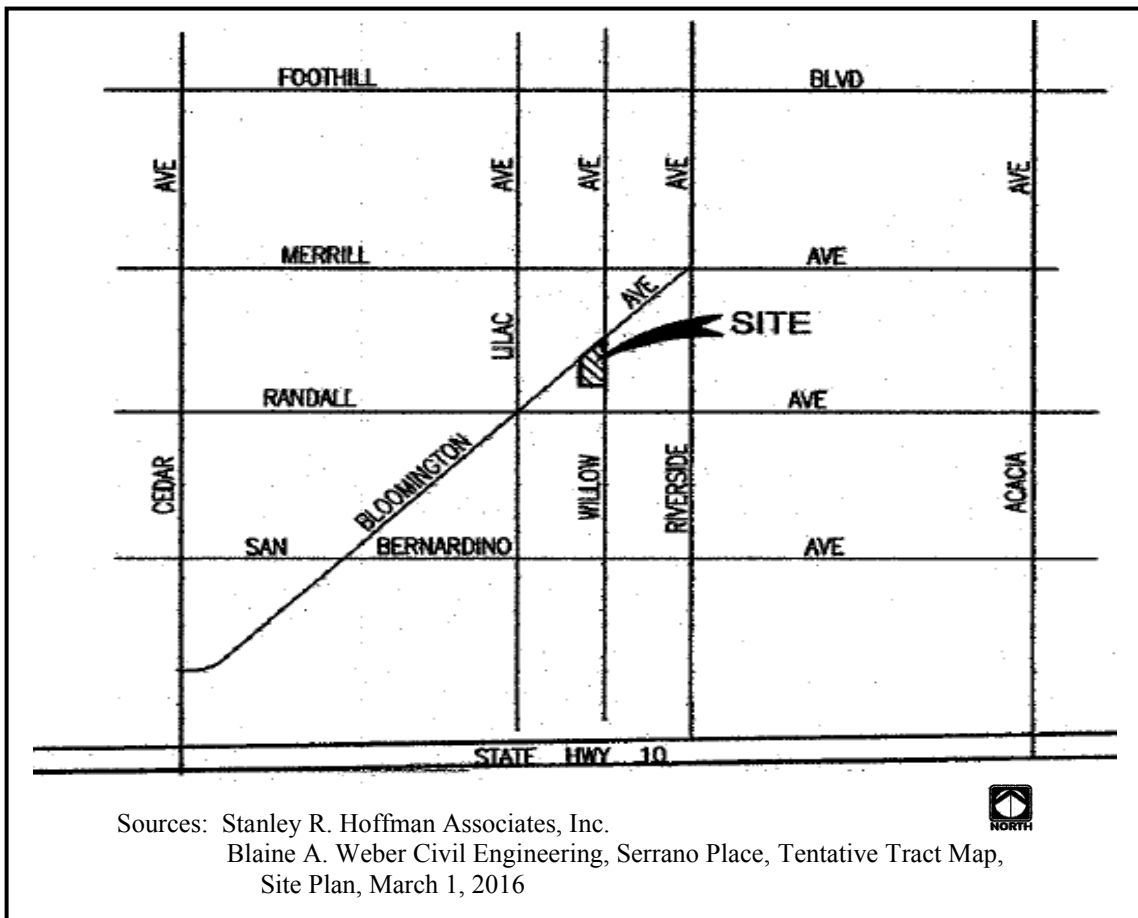


Table 1
Summary of Projected Fiscal Impacts after Buildout
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

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

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

CHAPTER 1

INTRODUCTION

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

1.1 Project Location

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

1.2 Approach and Methodology

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

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

1.3 Organization of the Report

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

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



CHAPTER 2

PROJECT DESCRIPTION

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

2.1 Residential Development

Units

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

Population

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

2.2 Net Assessed Valuation Increase and Projected Property Tax

Assessed Valuation

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

Projected General Fund Property Tax

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

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

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

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

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

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

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

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

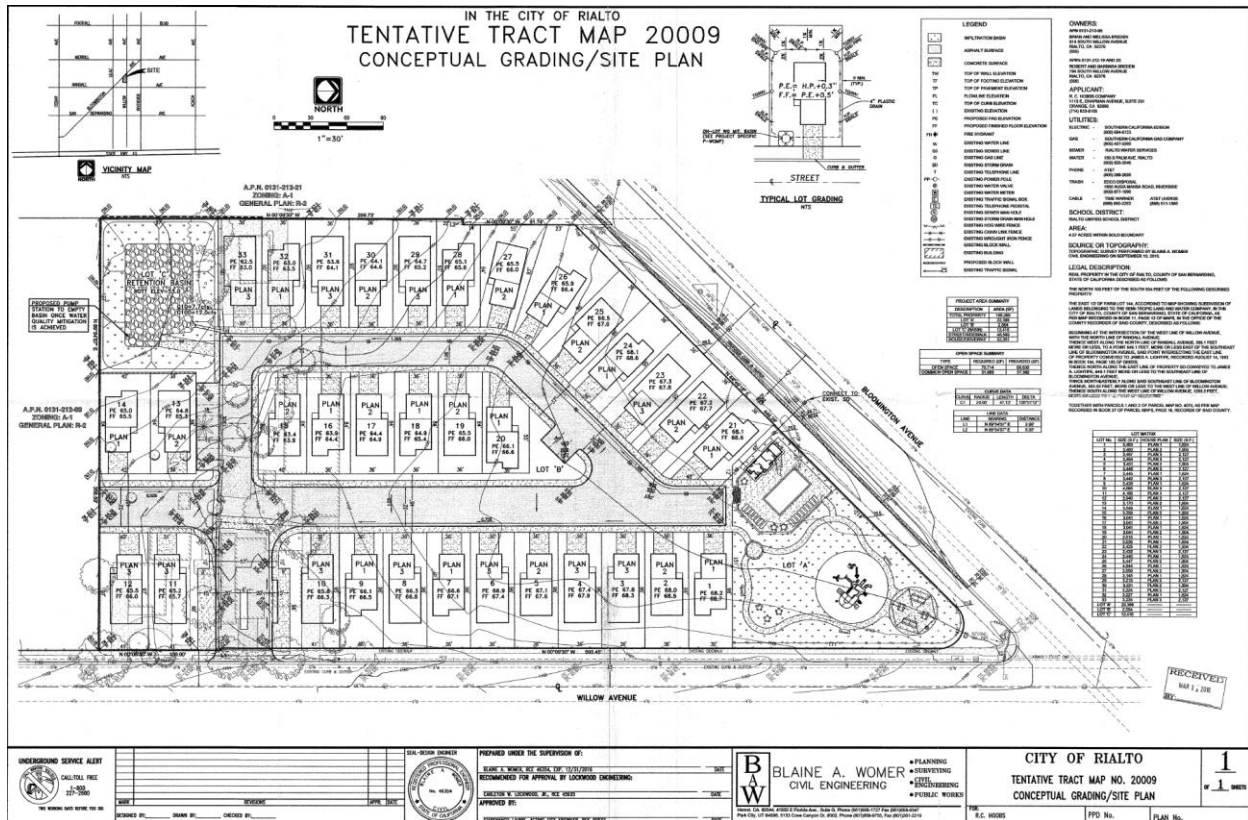


Table 2-2
Estimated 2016 Assessed Valuation
Serrano Place Residential Project Fiscal Analysis, City of Rialto
(In Constant 2016 Dollars)

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

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

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

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

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

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

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

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

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

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

CHAPTER 3 FISCAL IMPACTS

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

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

3.1 Summary of Projected Fiscal Impacts

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

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

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

3.2 Projected Detailed Fiscal Impacts

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

With Utility User Tax

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

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

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

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

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

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

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

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

Source: Stanley R. Hoffman Associates, Inc.

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

No Utility Users Tax

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

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

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

CHAPTER 4

CITY OF RIALTO FISCAL ASSUMPTIONS

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

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

4.1 City General Assumptions

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

Population

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

Employment

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

Service Population

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

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

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

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

Sources: Stanley R. Hoffman Associates, Inc.

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

City of Rialto, Assistant City Administrator/Development Services Director

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

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

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

4.2 City Revenue Assumptions

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

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

Property Tax

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

In Lieu Property Tax (VLF)

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

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

Property Transfer Tax

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

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

Revenue Source	Proposed FY 2015/2016 Budget	Projection Basis ¹	Projection Factor ¹
<u>Tax Revenue</u>			
Property Taxes ²	\$8,854,145	Assessed Valuation	1% Basic Tax Levy
In Lieu Property Tax (VLF)	\$10,043,000	Case Study	14.03% General Fund share of 1% levy \$1,410 per \$1,000,000 assessed valuation
Property Transfer Tax	\$360,000	Property turnover valuation assumptions	4.0% residential turnover rate \$0.55 per \$1,000 assessed valuation
Sales and Use Tax ³	\$11,097,280	Taxable Sales	1% of projected taxable sales
Use Tax Factor		Use Tax as Percent of Sales Tax	11.6% of sales tax
Transient Lodging Tax	\$120,000	Room Receipts	not projected
Franchise Fees	\$3,400,000	Service Population = 118,450	\$28.70 per service population
Proposition 172 Sales Tax-Public Safety	\$485,000	Population = 107,330	\$4.52 per capita
Utility Users Tax	\$13,080,000	Service Population = 118,450	\$110.43 per service population
<u>Licenses and Permits</u>			
Business/Contractors/Truckers Licenses	\$2,309,000	Employment = 22,240	not projected
Dog Licenses	\$155,000	Population = 107,330	\$1.44 per capita
Fire Permit Inspections	\$118,500	Service Population = 118,450	\$1.00 per service population
<u>Fines and Forfeitures</u>	\$414,800	Service Population = 118,450	\$3.50 per service population
<u>Revenue From Other Agencies</u>			
Motor Vehicle in Lieu Tax	\$41,220	Population = 107,330	\$0.38 per capita
County LF Excavation Charges ⁴	\$371,400	Service Population = 118,450	\$3.14 per service population
<u>Charges for Current Services</u>			
Animal Control Fees	\$15,000	Population = 107,330	\$0.14 per capita
Other Police Related Fees ⁵	\$93,500	Service Population = 118,450	\$0.79 per service population
Ambulance Service Fees/Subscriptions	\$1,868,840	Service Population = 118,450	\$15.78 per service population
Weed & Lot Cleaning	\$70,000	Service Population = 118,450	\$0.59 per service population
Other Current Services	\$17,350	Service Population = 118,450	\$0.15 per service population
<u>Interest on Investments</u>	\$213,000	Percent of Recurring Revenues	0.38% of recurring revenues
<u>Rents & Concessions</u>	\$260,000	Service Population = 118,450	\$2.20 per service population
<u>Administrative/Passport/Misc. Fees</u>	\$570,370	Population = 107,330	\$5.31 per capita
<u>Transfers In</u>			
Gas Tax Fund Transfer	\$1,029,660	Population = 107,330	\$9.59 per capita
Other Transfers ⁷	\$840,622	Population = 118,450	\$7.10 per service population

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

Sources: Stanley R. Hoffman Associates, Inc.
City of Rialto, *Fiscal Year July 1, 2015 - June 30, 2016 Budget with Mid-Year Adjustments*, 4/19/2016
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State - January 1, 2011-2016*, Sacramento, May 2016
Southern California Association of Governments (SCAG), *Adopted 2016 Regional Transportation Plan (RTP)*
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the City and the County, with the City receiving \$0.55 per \$1,000 of transferred property value. Based on the U.S. Census Bureau, 2010-2014 American Community Survey, residential development in the City is assumed to change ownership at an average rate of about 4.0 percent per year (Appendix Table A-5).

Sales and Use Tax

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

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

Franchise Fees

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

Proposition 172 Sales Tax – Public Safety

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

Utility User Tax

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

Licenses and Permits

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

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

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

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

Fines and Forfeitures

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

Motor Vehicle in Lieu Tax

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

County Landfill Charges

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

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

Charges for Current Services

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

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

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

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

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

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

Interest on Investments

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

Rents and Concessions

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

Administrative, Passport and Miscellaneous Fees

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

Transfers In

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

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

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

4.3 City Cost Assumptions

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

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

General Government

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

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

Fire

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

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

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

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

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

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

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

B. GENERAL FUND OVERHEAD RATE

Current General Government Overhead Rate

General Government Expenditures		\$12,682,037
Direct General Fund Expenditures	<i>divided by</i>	\$60,663,454
Current General Government Overhead Rate	<i>equals</i>	20.9%
<u>Overhead Rate At 50% Marginal Increase</u>		10.5%

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

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

Animal Control

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

Police

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

Development Services

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

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

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

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

Public Works

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

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

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

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

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

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

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

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

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

Recreation

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

Contingency

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

APPENDIX A SUPPORTING FISCAL ASSUMPTIONS TABLES

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

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

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

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

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

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

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

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

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

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

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

Sources: Stanley R. Hoffman Associates, Inc.

City of Rialto, Fiscal Year July 1, 2015 - June 30, 2016 Budget with Mid-Year Adjustments, 4/19/2016

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

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

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

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

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

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

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

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

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

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

Sources: Stanley R. Hoffman Associates, Inc.

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

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

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

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

Sources: Stanley R. Hoffman Associates, Inc.

The HdL Companies, Sales Tax Allocation Totals, Calendar Year 2015

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

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

Sources: Stanley R. Hoffman Associates, Inc.

California State Board of Equalization, Taxable Sales in California, 2014

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

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

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

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

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

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

APPENDIX B PROJECT REFERENCES

City of Rialto

Mike Story, City Administrator
909.820.2689

Gina Gibson, Planning Manager, Planning Department
909.820.2535

George Harris, Director of Administrative and Community Services
909.421.7219

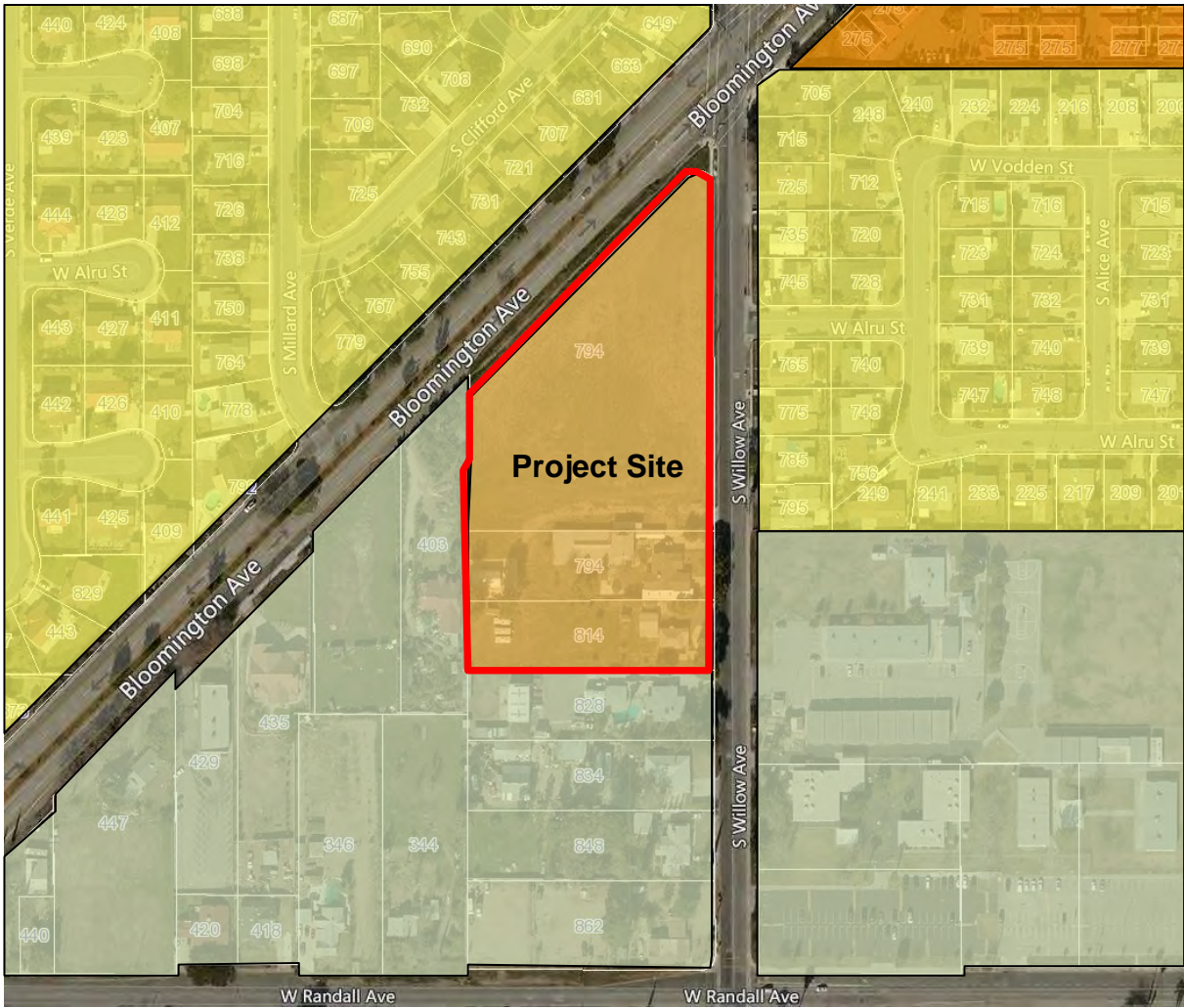
Robb Steel, Assistant City Administrator/Development Services Director
909.820.8008

www.ci.rialto.ca.us

Hinderliter de Llamas and Associates

City's sales tax consultant
www.hdlcompanies.com

Proposed Zoning



North



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

Initial Study

Serrano Place Residential Subdivision Project

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

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



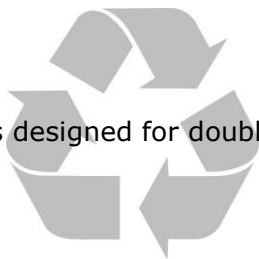
Lead Agency:
City of Rialto
150 South Palm, Rialto CA 92376

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

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

July 28, 2016

- This document is designed for double-sided printing -



Serrano Place Residential Development

Initial Study
Mitigated Negative Declaration

City of Rialto

July 28, 2016



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Appendix B Air Quality and Global Climate Change Impact Analysis

Appendix C General Biological Resources Assessment

Appendix D Historical/Archaeological Resources Survey Report (under separate cover)

Appendix E Geology/Hydrology Information: Preliminary Soils Investigation, Soil Infiltration Testing Preliminary Water Quality Management Plan and Sewer Capacity Analysis

Appendix F Noise Impact Analysis

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1 Introduction

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

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

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

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

1.1 – Purpose of CEQA

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

The Legislature finds and declares as follows:

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

Introduction

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

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

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

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

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

1.2 – Public Comments

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

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

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

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

1.3 – Availability of Materials

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

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



2 Project Description

2.1 – Project Title

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

2.2 – Lead Agency Name and Address

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

2.3 – Contact Person and Phone Number

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

2.4 – Project Location

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

2.5 – Project Sponsor's Name and Address

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

2.6 – General Plan Land Use Designation

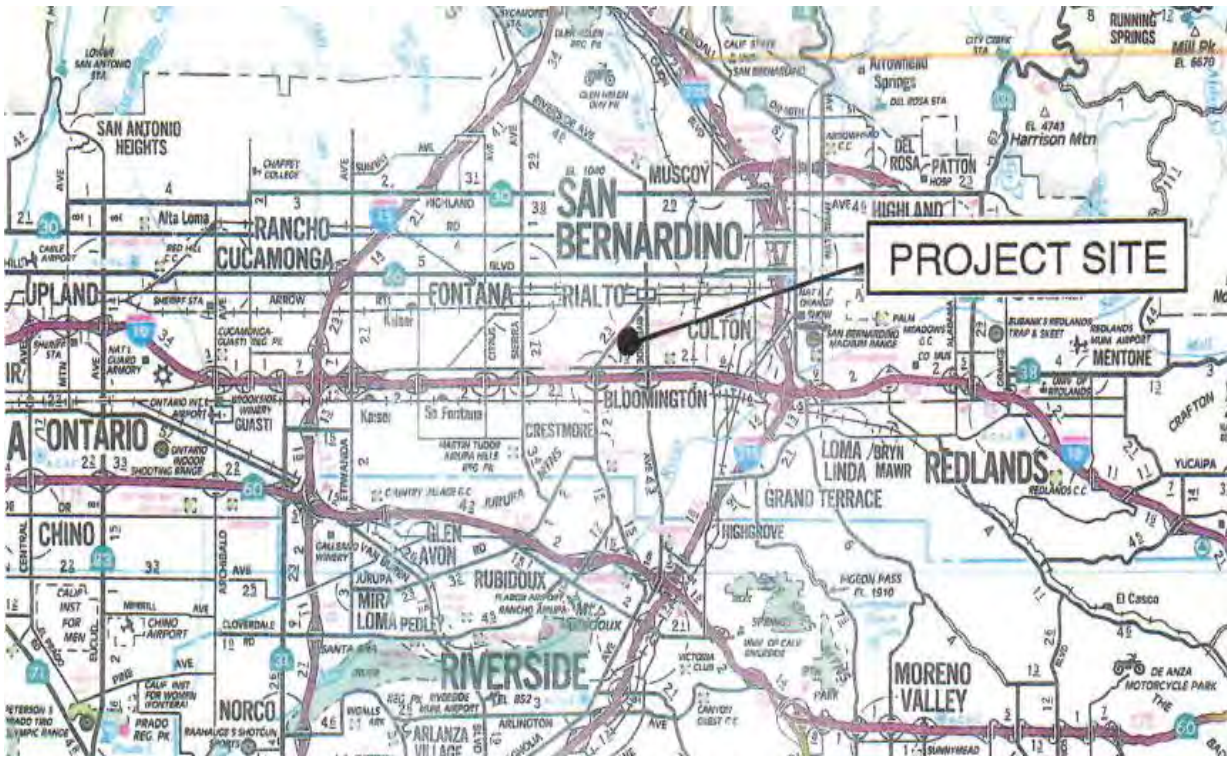
The project site lies within the Residential 2 (0.0 – 2.0 DU/acre) land use designation with an Animal Overlay as identified by the Land Use Element of the City of Rialto General Plan. A proposed designation of Residential 12 (6.1-12.0 DU/Acre) is requested under a General Plan Amendment.

2.7 – Zoning District

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

Project Description

Exhibit 1
Regional Context and Vicinity Map



2.8 – Project Description

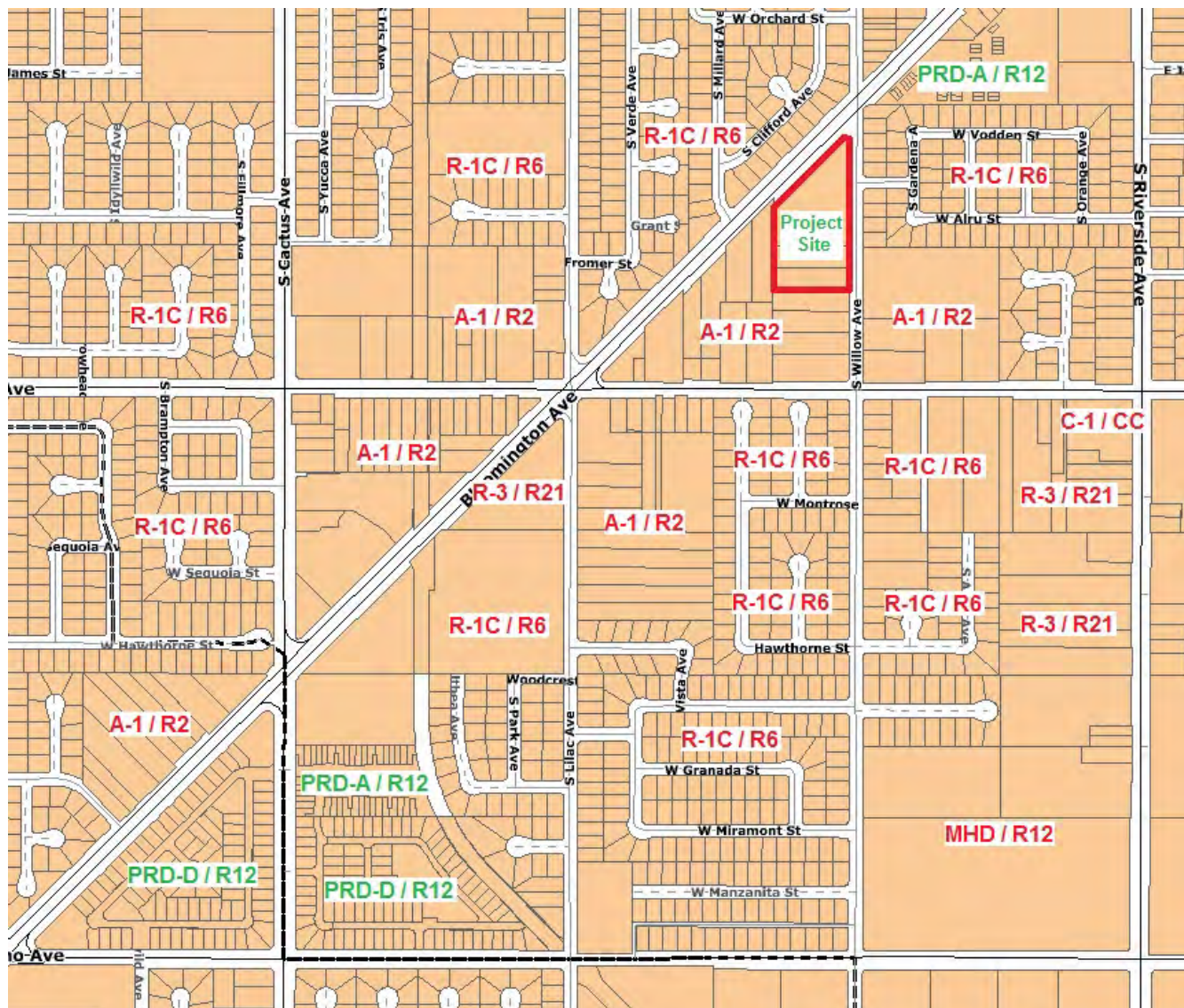
General Plan Amendment No. 16-01: to change the land use designation from Residential 2 (0.0 – 2.0 DU/acre) with an Animal Overlay to Residential 12 (6.1-12.0 DU/Acre).

Zone Change No. 335: to change the zone classification from A-1 (Agricultural) to PRD-D, Planned Residential Development-Detached.

The current zoning and General Plan land use designations are shown on Exhibit 2, *Existing Zoning/General Plan Designations*.

Exhibit 2

Existing Zoning/General Plan Designations



Project Description

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

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

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

PROJECT DESIGN

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

There are three different floor plans.

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

FRONT YARD SETBACKS

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

PARKING

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

REQUIRED RESIDENTIAL PARKING SPACE

Resident: 2 spaces per dwelling = 66 spaces

Guest: 1 space for every five dwellings = 6.6 spaces

Total required residential parking spaces are 73 spaces.

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

OPEN SPACE

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

OPEN SPACE SUMMARY

Required Open Space: 79,628 S.F.

Required Common Open Space: 31,851 S.F.

Provided Open Space: 98,636 S.F.

Provided Common Open Space: 37,382 S.F.

The applicant is providing 50 percent of the total site in open space uses and 47 percent within common functional open space areas. Open space amenities include an 18-foot by 35-foot swimming pool, an approximately 290 square foot restroom and pool equipment storage building, play equipment structure, picnic tables, benches, grills and a covered picnic shelter.

Vehicular access will be provided from one 40.5-foot driveway entry off of South Willow Avenue. Access to the units will be from a new private street that connects directly to South Willow Avenue. The roadway will loop around the inside of the project site. There are nine street-side guest parking spaces opposite of Lots 5-10, three spaces located adjacent to Lot 20 and eight spaces directly north of Lot 13. A five-foot sidewalk will be provided in front of all dwelling units and will provide access to the recreation areas and guest parking. The project includes a stubbed-access point adjacent to Lots 11 and 12 to provide potential future access to the south.

The project will be gated and be surrounded with perimeter walls and fencing. The walls will be 6-feet in height (7-feet along Bloomington Avenue) adjacent to the dwelling units and constructed of masonry. Adjacent to the exterior street frontages of Lot A (the recreation area), the walls will transition to tubular steel fencing to allow visibility into the lot from Bloomington Avenue and South Willow Avenue.

Wet and dry utility connections would be made to existing facilities within Bloomington Avenue and South Willow Avenue. There are existing 8-inch water lines in Bloomington Avenue and South Willow Avenue to serve the project. A proposed 8-inch project sewer line will connect to the 18-inch sewer main in South Willow Avenue. Due to topographic constraints, it will be necessary to install a parallel 8-inch sewer line in South Willow Avenue to the next downstream manhole

Project Description

approximately 223 linear feet to the south to gravity serve the project. The project will require the under grounding of utilities along the project frontages.

Project Construction

The project proposes to develop 33 single-family detached residential dwelling units. On-site roads will occupy approximately 0.23 acres, approximately five percent of the total site acreage. The project would include the demolition of two existing single-family detached residential dwelling units currently located within the southern portion of the project site. The project is anticipated to be built in one phase. Construction is expected to begin no earlier than October 2016 and be completed end of August 2017. Opening year is 2017.

2.9 – Background Information

794 South Willow Avenue

The one-story single-family residence is of wood-frame construction and faces Willow Avenue to the east. Its irregularly shaped mass is surmounted by a low-pitched cross-gable roof, which is sheathed with grey composition shingles and ends in wide eaves with exposed rafter tails and fascia boards. The primary façade clad with vertical board-on-board siding, which is painted white with reddish brown trim, and the rest of the exterior wall surface is clad with off-white stucco.

A full-length lean-to attached to the south side of the house sports a very low-pitched shed roof and is entirely painted white. The lean-to is attached to a former single-car garage that has been converted into interior space. The former garage door is now filled with sliding glass doors. The main entry to the house is nestled between the two front-facing gables, each sporting a gable-on-hip at the end, and is almost completely obscured from public view by overgrown tropical landscaping plants. It is approached by a concrete walkway leading from the driveway. Two aluminum-framed sliding windows set in straight wood trim are placed in the gable end to the north of the main entry. Similar windows with no trim are found on the northern side of the southerly gable, which contains the former garage, and on the northern façade next to a second entry with a glazed wooden door. Smaller windows of similar character are found on the rear façade, and a sliding glass door opens to a concrete patio in the rear. The residence is currently occupied and in good condition. Landscaping around the house includes a sizable lawn and mature trees. Ancillary buildings on the property include a detached garage with living quarters on the second floor, a carport, a corrugated metal Quonset building, and dog kennels, all of which were evidently added much later.

City records indicate that this residence was built in 1966 by property owners Walter R. and Betty Darrow, who apparently procured the plans for a 1,786-square-foot house and 20x20-foot garage from the Nationwide Planbook Company in Northridge. Robert and Barbara Breden acquired the property in 1978, bringing with them their dog breeding business known as Pombreden's Pomeranians. The Bredens subsequently built kennels, runs, and other facilities for the business behind the residence, most of which are still extant today. Among these are a kennel building constructed in 1978, and a new garage and "rec" room constructed in 1981, along with additional dog kennels. A small corrugated metal Quonset building at the rear of the property, now used for storage, once housed a tractor used for weed abatement on the adjacent field. Previously, the Bredens kept goats and sheep in the field to help manage vegetation growth.

814 South Willow Avenue

The one-story single-family residence is of wood-frame construction and faces Willow Avenue to the east. The rectangular main mass is surmounted by low-pitched hip roof surrounded by white rain gutters, with a low-pitched, front-facing cross-gable with beige wood trim over a room-sized extension projecting from the northern end of the primary façade. The peak of the gable is filled with a slatted vent, also painted beige, while the remainder of the exterior wall surface is clad in off-white stucco.

The roof is sheathed with light gray composition shingles and ends in a medium eave in the front and narrow eaves on the sides. It flattens slightly and extends over a partial-width open veranda, supported by groups of square wooden posts. An approximately one-foot-tall wooden balustrade extends between the posts across the top. The veranda shelters the off-centered main entry, which is filled with an unglazed door and a security screen, and a large, tripartite sliding window with divided panes and wood trim.

A smaller sliding window with divided panes and a lug sill adorns the front extension. Other fenestration includes two aluminum-framed sliders with wood lug sill that flank a side entry on the northern façade, which has a glazed wood door opening to the paved driveway leading to a detached garage. A paved driveway for recreational vehicle parking lies along the southern side of the residence, and the two driveways are connected by an arced driveway across the front lawn. A low-lying brick planter filled with hedges and bushes wraps around the front and northern façades. The residence is occupied and in good condition.

San Bernardino County real property assessment records indicate that this residence was built in or around 1952. Property owners identified in County and City records include Delmar L. and Sheila M. Border from at least 1972 to 2007, the Bohannon Trust in 2007, and Brian and Melissa Breden beginning in 2008. Building permits issued by the City of Rialto for this address include one for a chain-link fence in 1967 and another for electrical work in 1972.

2.10 – Surrounding Land Uses

The project area consists of a trapezoid-shaped tract of land bounded by Bloomington Avenue on the northwest and South Willow Avenue on the east. It is surrounded mostly by existing single-family residential neighborhoods, with a school compound lying across Willow Avenue to the southeast.

Direction	General Plan Designation	Zoning District	Existing Land Use
Project Site	Residential 2 (0.0-2.0 DU/acre) with an Animal Overlay	A-1 (Agricultural)	Single-family residences and vacant land
North	Residential 6 (2.1-6.0 DU/acre)	R-1C (Single-Family Residential)	Bloomington Avenue and single-family residences
South	Residential 2 (0.0-2.0 DU/acre) with an Animal Overlay	A-1 (Agricultural)	Single-family residences
East	Residential 6 (2.1-6.0 DU/acre)	R-1C (Single-Family Residential)	South Willow Avenue, single-family residences and Milor High School
West	Residential 2 (0.0-2.0 DU/acre) with an Animal Overlay	A-1 (Agricultural)	Single-family residences

Project Description

2.11 – Environmental Setting

The project site is located within a predominately built-out and urbanized area along Bloomington Avenue. The property is asymmetrical-shaped piece of land comprised of three parcels. Topographically the site is flat with surface sheet flow draining towards the east at a rate of approximately 1%. Total relief on site is approximately 13 feet with the highest elevation located at the north end of the property at approximately 1165 feet above mean sea level (amsl), and the lowest elevation located at the southeast side of the property at approximately 1152 feet amsl. The parcels as a whole are approximately 4.57 gross acres in size with approximate dimensions of 350 feet (east-west) by 600 feet (north-south). Most of the property, comprising roughly the northerly three acres, is currently undeveloped open land and is covered by natural grasses and one tree. The southerly portion of the project site contains two existing single-family residences, one of which contained a commercial dog breeding facility.

2.12 – Required Approvals

The City of Rialto is the only land use authority for this project requiring the following approvals:

- General Plan Amendment No. 16-01: to change the land use designation from Residential 2 (0.0 – 2.0 DU/acre) with an Animal Overlay to Residential 12 (6.1-12.0 DU/Acre).
- Zone Change No. 335: to change the zone classification from A-1 (Agricultural) to PRD-D, Planned Residential Development-Detached.
- Tentative Tract Map No. 20009 proposes to subdivide the project's 4.57 gross acres into 36 lots.
 - Variance No. 714 to allow for a modification of Rialto Municipal Code Section 18.90.070A to permit a less than 5 acre site area, and
 - Precise Plan of Design No. 2444 to allow for the establishment and construction of a detached planned residential development.

2.13 – Other Public Agency Whose Approval is Required

Although land use authority is provided by the City of Rialto, the project may be subject to additional permits and/or fees by other public agencies. A summary of these additional requirements are as follows:

Standard permits through the State Water Resources Control Board for compliance with NPDES standards. These include the following: Construction Stormwater General Permit; Notice of Intent to Comply with Section 402 of the Clean Water Act, Construction Stormwater Pollution Prevention Plan (SWPPP); and Approval of O&M SWPPP.

A PM-10 Plan for compliance with Rule 401, Dust Control for the South Coast Air Basin will be required from the South Coast Air Quality Management District (SCAQMD).

The project will be subject to the regional Transportation Uniform Mitigation Fee (TUMF) as administered by the San Bernardino Associated Governments (SANBAG).

No federal agency permits or approvals were identified.

3 Determination

3.1 – Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

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

3.2 – Determination

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Name: Daniel Casey, Associate Planner

Date



4 Evaluation of Environmental Impacts

4.1 – Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?			<input checked="" type="checkbox"/>	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			<input checked="" type="checkbox"/>	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			<input checked="" type="checkbox"/>	

Sources

Information used to prepare the Aesthetics section is from the following sources: project plans, aerial and ground-level photographs of the project area, renderings of the proposed project, the *City of Rialto General Plan Update, 2010*, the California Department of Transportation website identifying the California Scenic Highway Mapping System: San Bernardino County accessed on June 1, 2016 and the City of *Rialto Zoning Ordinance*.

Environmental Setting

The project site is 4.58 gross acres of underdeveloped land. R.C. Hobbs Company proposes to develop the property with new residential units. The project site is adjacent to Bloomington Avenue to the north, with existing single-family residences surrounding the balance of the site and Milor High School to the east across South Willow Avenue. The site is visible from both Bloomington Avenue and South Willow Avenue. The site is not located in an area of a designated State scenic highway and does not contain identified scenic resources such as rock outcroppings or historic buildings. The site is currently occupied with single-family residential and ancillary structures together with undeveloped land, however, these uses are not considered to be a scenic resource by the City of Rialto.

Discussion

a) **Less Than Significant Impact.** Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The City of Rialto's General Plan Community Design element states that scenic resources in the City include views of the San

References

Bernardino and San Gabriel Mountains and their foothills. The project site and surrounding area have immediate views of the San Gabriel Mountains to the north and northwest and the San Bernardino Mountains to the northeast and east. The proposed project is located on a previously developed site, addressed as 794 and 814 South Willow Avenue, within an urbanized area visually dominated by residential and institutional land uses and surface street features. This site is not considered to be within or to comprise a portion of a scenic vista. Construction of the new buildings together with parking and accessory landscaping elements would have less than significant effect on a scenic vista. The proposed development is generally consistent in type and scale with the existing surrounding development. The proposed single-family units will have a height in conformance with proposed development standards of the PRD-D, Planned Residential Development-Detached zone so as to not impede or hinder a scenic view. Therefore, the project will result in a less than significant impact on any scenic vista.

b) **No Impact.** The project is not adjacent to a designated state scenic highway or eligible state scenic highway as identified on the California Scenic Highway Mapping System. Thus, the proposed project would not damage the integrity of existing visual resources or historic buildings located along a State Scenic Highway. No impact on scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, would result. The project site is located in a previously developed, urbanized area, and contains no scenic resources. Therefore, no impact to scenic resources visible from a state scenic highway will occur.

c) **Less Than Significant Impact.** Development of the proposed project could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site's existing surroundings.

Construction of the proposed project would result in short-term impacts to the existing visual character and quality of the area. Construction activities would require the use of equipment and storage of materials within the project site. However, construction activities are temporary and would not result in any permanent visual impact.

Construction of the proposed buildings on the previously developed site would alter the existing visual character of the site. Upon project completion, the proposed buildings would consist of 33 single-family residential units and ancillary recreational structures. The project will not substantially degrade the surroundings, as the current residential development is maintained in accordance with City standards. Therefore, visual impacts to existing visual character of the site are less than significant and no mitigation is required.

d) **Less Than Significant Impact.** Excessive or inappropriately directed lighting can adversely impact nighttime views by reducing the ability to see the night sky and stars. Glare can be caused from unshielded or misdirected lighting sources. Reflective surfaces (i.e., polished metal) can also cause glare. Impacts associated with glare range from simple nuisance to potentially dangerous situations (i.e., if glare is directed into the eyes of motorists).

There are lighting sources adjacent to this site, including freestanding street lights, light fixtures on buildings, pole-mounted lights, traffic signals and vehicle headlights. The proposed project includes interior drive aisles and security lighting and building interior lighting. However, only outdoor lighting could have any effect on neighboring land uses. Light spillover and glare will be prevented by standard development review, which requires conformance to the City's development standards in Chapter 18.61.140 of the City's Municipal Code regarding light

placement, luminosity, and light shield. Adherence to the City's standard lighting control procedures would reduce any impact associated with new lighting to a less-than-significant level.

Sources of daytime glare are typically concentrated in commercial areas, and are often associated with retail uses. Glare results from development and associated parking areas that contain reflective materials such as glass, highly polished surfaces, and expanses of pavement. The proposed residential buildings would have a stucco finish, which is not a surface that causes glare. While windows may contribute to glare impacts, they do not compose substantial square footage of the façade and are included as architectural treatments to enhance aesthetic quality. Given the minimal use of glare-inducing materials in the design of the proposed buildings, reflective glare impacts would be less than significant.

Mitigation Measures

No mitigation is necessary because Aesthetic impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable.

References

4.2 – Agriculture and Forest Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?			<input checked="" type="checkbox"/>	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: Site Visit; California Department of Conservation, *Farmland Mapping and Monitoring Program of the California Resources Agency* (http://www.conservation.ca.gov/dlrp/Pages/qh_maps.aspx); and California Department of Forestry and Fire Protection and the USDA Forest Service. California Land Cover Mapping and Monitoring Program (LCMMP), Vegetation GIS files. Pacific Southwest Region. EvvegTile51A__02_03_v2. 2007.

Environmental Setting

The proposed project site is located in a suburban area surrounded by residential neighborhoods. According to the California Department of Conservation, *Farmland Mapping and Monitoring Program Map*, the site is designated as urban and built up land. The site has existing residential units and vacant disturbed land and is zoned for agricultural use in the City of Rialto.

The General Plan designates the site as Residential 2 (0.0 – 2.0 DU/acre) land use designation with an Animal Overlay. The site is not under the Williamson Act Contract as shown on the 2012 Williamson Act Lands map for San Bernardino County.

Discussion

a) **No Impact.** The proposed project will be located in a fully developed urbanized area that does not contain agriculture or forest uses. The map of Important Farmland in California (2010) prepared by the Department of Conservation does not identify the project site as being Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No Williamson Act contracts are active for the project site. The property is zoned A-1 (Agricultural). Although the project site has existing vacant land, it is not under active cultivation and has not been cultivated for a number of years based on aerial mapping. The project site is currently designated as Residential 2 (0.0 – 2.0 DU/acre) land use designation with an Animal Overlay in the City of Rialto General Plan. RC Hobbs has submitted an application to amend the General Plan to designate the site Residential 12 (6.1-12 DU/acre) and remove the Animal Overlay. Therefore, because the site has not been designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, there is no impact from the project on these types of farmland.

b) **Less Than Significant Impact.** Currently, the site is designated an A-1 (Agricultural) District and has a land use designation of R2 (Residential 2) with a Animal Overlay. With the development of the project, the existing structures will be demolished. The applicant is requesting a General Plan Amendment to increase the density of residential development and remove the animal overlay and the Change of Zone application will re-designate the project site as Planned Residential Development-Detached, PRD-D. There are other residential developments in the vicinity to the north, south, east, and west, so the project would be compatible with the existing surroundings. The project will be developed consistent with the City Design Guidelines, so it will be aesthetically compatible with surrounding development. Therefore, impacts to existing land use compatibility are less than significant and no mitigation is required

c) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as *land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.* The project site and surrounding properties are not currently being managed or used for forest land as identified in Public Resources Code Section 12220(g). The USDA Forest Service vegetation maps for the project site identify it as *urban* type, indicating that it is not capable of growing industrial wood tree species. The project site has already been developed with residential uses, with no substantial vegetation onsite. Therefore, development of this project will have no impact to any timberland zoning.

d) **No Impact.** The project site was previously developed land with buildings with limited ornamental landscaping; thus, there will be no loss of forest land or conversion of forest land to non-forest use as a result of this project. No impact will occur.

e) **No Impact.** The project site is a previously developed site within an urban environment. The project is surrounded by other residential and institutional uses. The project would not encroach onto agricultural land and would not encourage the conversion of existing farmland to non-agricultural uses. None of the surrounding sites contain existing forest uses. Development of this project will not change the existing environment in a manner that will result in the conversion of forest land to a non-forest use. No impact will occur.

References

Mitigation Measures

No mitigation measures are necessary because Agricultural and Forestry impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.3 – Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			<input checked="" type="checkbox"/>	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			<input checked="" type="checkbox"/>	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			<input checked="" type="checkbox"/>	
d) Expose sensitive receptors to substantial pollutant concentrations?			<input checked="" type="checkbox"/>	
e) Create objectionable odors affecting a substantial number of people?			<input checked="" type="checkbox"/>	

Sources

Information used to prepare this section is from the following sources: *Air Quality and Global Climate Change Impact Analysis*, Kunzman Associates, Inc., February 8, 2016 and *City of Rialto General Plan Update*, 2010.

Environmental Setting

Local jurisdictions, such as the City of Rialto, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City is also responsible for the implementation of transportation control measures as outlined in the 2007 and 2012 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation. In accordance with the CEQA requirements, the City does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the City and region will meet federal and state standards. Instead, the County relies on the expertise of

References

the SCAQMD and utilizes the SCAQMD CEQA Handbook as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

Discussion

a) **Less Than Significant Impact.** The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

(2) Whether the project will exceed the assumptions in the AQMP in 2010 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

A. Criterion 1 - Increase in the Frequency or Severity of Violations

Based on the air quality modeling analysis contained in Kunzman's analysis, neither short-term construction, nor long-term operation of the proposed project will result in significant impacts based on the SCAQMD regional and local thresholds of significance. Therefore, the proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

B. Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to insure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The Regional Comprehensive Plan and Guide (RCP&G) consists of three sections: Core Chapters, Ancillary Chapters, and Bridge Chapters. The Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management chapters constitute the Core Chapters of the document. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the City of Rialto General Plan Land Use Element defines the assumptions that are represented in the AQMP.

The project site is currently designated as Residential 2 in the General Plan. Residential 2 is a residential land use classification and the proposed project proposes residential uses. The proposed project is inconsistent with the current land use designation and would require a General Plan Amendment to Residential 12 (6.1-12 DU/acre) that allows for up to 12 dwelling units per acre and a rezone to Planned Residential Development Detached (PRD-D). Although the proposed project is currently inconsistent with the General Plan land use designation for the project site, the proposed project would be consistent with the adjacent residential land uses and would be in substantial compliance with the Land Use Element goals and policies. As such, once the General Plan Amendment and Change of Zone are approved, the proposed project would not result in an inconsistency with the current land use designation. Therefore, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion. Therefore, a less than significant impact will occur.

b) Less Than Significant Impact. A project may have a significant impact if project related emissions would exceed federal, state, or regional standards or thresholds, or if project-related emissions would substantially contribute to existing or project air quality violations. The proposed Project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the South Coast Air Quality Management District (SCAQMD). Both the State of California (State) and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), inhalable particulate matter with a diameter of 10 microns or less (PM_{10}), fine particulate matter with a diameter of 2.5 microns or less ($PM_{2.5}$), and lead (Pb). The State has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. Table 4.3-1 (South Coast Air Basin Attainment Status) summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

References

Table 4.3-1
South Coast Air Basin Attainment Status

Pollutant	Averaging Time	National Standards ¹	Attainment Date ²	California Standards ³
1979 1-Hour Ozone ⁴	1-Hour (0.12 ppm)	Nonattainment (Extreme)	11/15/2010 (Not attained ⁴)	Extreme Nonattainment
1997 8-Hour Ozone ⁵	8-Hour (0.08 ppm)	Nonattainment (Extreme)	6/15/2024	Nonattainment
2008 8-Hour Ozone	8-Hour (0.075 ppm)	Nonattainment (Extreme)	12/31/2032	
CO	1-Hour (35 ppm) 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007 (Attained)	Maintenance
NO ₂ ⁶	1-Hour (100 ppb) Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (Attained)	Attainment
SO ₂ ⁷	1-Hour (75 ppb)	Designations Pending	Pending	Attainment
	24-Hour (0.14 ppm) Annual (0.03 ppm)	Unclassifiable/ Attainment	3/19/1979 (Attained)	
PM10	24-Hour (150 µg/m ³)	Nonattainment (Serious) ⁸	12/31/2006 (Redesignation request submitted) ⁸	Nonattainment
PM2.5	24-Hour (35 µg/m ³)	Unclassifiable/ Attainment	Attained	Unclassified
Lead	3-Months Rolling (0.15 µg/m ³)	Nonattainment (Partial) ⁹	12/31/2015	Attainment

Notes:

¹ Obtained from Draft 2012 AQMP, SCAQMD, 2012. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassified/Attainment or Unclassifiable.

² A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for attainment demonstration.

³ Obtained from <http://www.arb.ca.gov/desig/adm/adm.htm>.

⁴ 1-hour O standard (0.13 ppm) was revoked, effective June 15, 2005; however, the Basin has not attained this standard based on 2008-2010 data has some continuing obligations under the former standard.

⁵ 1997 8-hour O standard (0.08 ppm) was reduced (0.075 ppm), effective May 27, 2008; the 1997 O3 standard and most related implementation rules remain in place until the 1997 standard is revoked by U.S. EPA.

⁶ New NO 1-hour standard, effective August 2, 2010; attainment designations January 20, 2012; annual NO standard retained.

⁷ The 1971 annual and 24-hour SO standards were revoked, effective August 23, 2010; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area

designations for the 2010 SO₂ 1-hour standard. Area designations expected in 2012, with SSAB designated Unclassifiable/Attainment.

⁸ Annual PM₁₀ standard was revoked, effective December 18, 2006; re-designation request to Attainment of the 24-hour PM₁₀ standard is pending with U.S. EPA.

⁹ Partial Nonattainment designation - Los Angeles County portion of Basin only.

Emissions

Construction Emissions

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. This model was prepared by SCAQMD for use on projects occurring within the South Coast basin and has been adopted by several other air districts within California. The model includes many default values which can be overridden to include site-specific data by the modeler, which requires appropriate documentation of the source. The model estimates the daily emissions for criteria pollutants and GHGs and has allowances for mitigation measures to be applied, if required.

The Project inputs for the model were estimated based on site drawings and project descriptions provided by RC Hobbs and their engineering consultant. Assumptions are documented in the model output and are discussed in the next section.

Table 4.3-2 *Construction-Related Criteria Pollutants* shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Furthermore, minimum requirements for SCAQMD's Rule 403, include the application of the best available dust control measures to be used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Implementation of best available dust control measures were assumed in the model to include watering of the site's exposed area two times per day, which significantly reduced PM₁₀ and PM_{2.5} construction emissions. Therefore, none of SCAQMD's thresholds would be exceeded during demolition, grading and construction after dust control measures and typical BMPs for the control of emissions are implemented. Because the model assumed compliance with SCAQMD Rules for the control of criteria pollutants, Conditions of Approval for the project will include compliance with SCAQMD's Rule 403 as a general condition.

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD's methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology.

References

Table 4.3-2 Construction-Related Criteria Pollutants

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Demolition						
Onsite	4.29	45.66	35.03	0.04	2.35	2.14
Offsite	0.08	0.27	1.16	0.00	0.18	0.05
Total	4.36	45.93	36.19	0.04	2.53	2.20
Grading						
Onsite	3.67	38.45	26.08	0.03	4.62	3.32
Offsite	0.06	0.08	1.03	0.00	0.17	0.05
Total	3.73	38.53	27.11	0.03	4.79	3.37
Building Construction						
Onsite	3.41	28.51	18.51	0.03	1.97	1.85
Offsite	0.11	0.53	1.53	0.00	0.21	0.06
Total	3.51	29.04	20.04	0.03	2.18	1.91
Paving						
Onsite	1.70	16.80	12.48	0.02	1.01	0.93
Offsite	0.08	0.10	1.24	0.00	0.23	0.06
Total	1.77	16.90	13.72	0.02	1.23	0.99
Architectural Coatings						
Onsite	22.11	2.19	1.87	0.00	0.17	0.17
Offsite	0.01	0.02	0.19	0.00	0.03	0.01
Total	22.12	2.20	2.05	0.00	0.21	0.18
Total for overlapping phases	27.40	48.14	35.81	0.05	3.61	3.08
SCQAMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Air Quality and Global Climate Change Impact Analysis, Kunzman Associates, Inc., February 8, 2016 and CalEEMod Version 2013.2.2.

Notes:

1. On-site emissions from equipment not operated on public roads.
2. Off-site emissions from vehicles operating on public roads.
3. Construction, paving and painting phases may overlap.

Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

Operational Emissions

The worst-case summer or winter emission rates from the CalEEMod model was used to determine operational emissions generated from the project and are shown in Table 4.3-3, *Operational Regional Criteria Air Pollutant Emissions*.

Table 4.3-3 Operational Regional Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	ROGs	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources ¹	1.49	0.03	2.42	0.00	0.05	0.05
Energy Usage ²	0.03	0.25	0.11	0.00	0.02	0.02
Mobile Sources ³	1.06	3.46	12.67	0.03	2.05	0.58
Total Emissions	2.57	3.73	15.19	0.03	2.12	0.64
SCQAMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Air Quality and Global Climate Change Impact Analysis, Kunzman Associates, Inc., February 8, 2016 and CalEEMod Version 2013.2.2.

Notes:

1. Area sources consist of emissions from consumer products, architectural coatings, hearths and landscaping equipment.
2. Energy usage consists of emissions from generation of electricity and on-site non-hearth gas usage.
3. Mobile sources consist of emissions from vehicles and road dust.

As shown in Table 4.3-3, none of the emissions thresholds are exceeded during the operation of the project. Therefore, Air Quality impacts associated with project operation would be less than significant.

According to *The California Almanac of Emissions and Air Quality 2013 Edition*, prepared by CARB, toxic air contaminants (TAC), specifically Particulate matter (PM) from diesel exhaust, results in about 80 percent of the outdoor cancer risk. Some chemicals in diesel exhaust, such as benzene and formaldehyde have been listed as carcinogens by State Proposition 65 and the Federal Hazardous Air Pollutants program. Due to the nominal number of diesel truck trips generated by the proposed 33-unit residential project, a less than significant toxic air contaminant impact would occur during the on-going operations of the proposed project and no mitigation would be required according to the Kunzman report.

c) **Less Than Significant Impact.** Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As is required of the proposed project, other concurrent construction projects and operations in the region, they will be required to implement standard air quality regulations and mitigation pursuant to State CEQA requirements. Such measures include

References

compliance with SCAQMD Rule 403, which requires daily watering to limit dust and particulate matter emissions. Impacts will be less than significant with standard conditions applied.

Air toxics from the construction and operation of the project are expected to be limited to fuel combustion, which is primarily vehicle exhaust. The most significant toxic air contaminant (TAC) emission related to construction and operation activities will be diesel exhaust particulate, which is anticipated to have the greatest potential effects on health risk. Diesel particulate matter has potential for long-term cancer risks only; it has no acute (short-term) cancer risk factors.

Construction is a temporary activity, and the potential incremental cancer risk from construction activities is very small. (Potential cancer risks are large only when there is a very long, continuous exposure, on the order of tens of years.) The incremental cancer risk that could be caused by construction activities is not expected to exceed the cancer risk significance thresholds. Likewise, the hazard indices are not expected to be exceeded.

The CalEEMod emissions estimates for on-site operations, including mobile emissions within the parking area, show that PM10 from combustion is 0.05 lbs/day. Thus, as with the construction, ongoing operations are not anticipated to have significant air toxic impacts.

d) **Less Than Significant Impact.** Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, outdoor athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The nearest land uses that considered *sensitive receptors* are the residential dwelling units located adjacent to the project site on the south and west. The proposed residential development will not generate toxic pollutant emissions because the proposed residential use is characterized as typical residential uses that do not produce such emissions. The proposed residential development, therefore, would have a less than significant impact on sensitive receptors relating to toxic pollutant emissions.

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential for violation of state and federal CO standards at study area intersections, even if the broader Basin is in attainment for federal and state levels. In general, SCAQMD and the California Department of Transportation Project-Level Carbon Monoxide Protocol (CO Protocol) recommend analyzing CO hotspots when a project has the potential to result in higher CO concentrations within the region and increase traffic congestion at an intersection operating at level of service (LOS) D or worse by more than two percent. There has been a decline in CO emissions over the past two decades even though vehicle miles traveled (VMT) on U.S. urban and rural roads have increased. Three major control programs have contributed to the reduced per vehicle CO emissions: exhaust standards, cleaner burning fuels, and motor vehicle inspection/maintenance programs. There are no designated CO hotspots in the immediate vicinity of the project. Impacts related to CO hotspots will be less than significant.

e) **Less Than Significant Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed residential development does not include any of the above noted uses or process. The short-term construction sources may emit odors including the application of materials such as asphalt

pavement, paints, and solvents and prom emissions from diesel equipment. However, SCAQMD Rule 1108 limits the amount of volatile organic compounds from asphalt paving; mandatory compliance with SCAQMD rules would ensure that no construction activities or materials would be included that would create a significant level of objectionable odors. Potential sources that may emit odors during the on-going operations of the proposed project would primarily occur from odor emissions from the trash storage areas. Pursuant of the City regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for trash storage areas. In combination with the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the proposed project. Therefore, a less than significant odor impact would occur and no mitigation would be required.

Mitigation Measures

No mitigation measures are necessary because Air Quality impacts will be less than significant with standard conditions applied.

Level of Significance After Mitigation

Not Applicable

References

4.4 – Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			<input checked="" type="checkbox"/>	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: *General Biological Resources Assessment, Serrano Place, Rialto, California*, RCA Associates, LLC January 15, 2016; USGS San Bernardino South, California Quadrangle (1967); California Natural Diversity Database;

United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper; US Fish & Wildlife Services, Environmental Conservation Online System; California Department of Fish and Wildlife, California Regional Conservation Plans Map; and *City of Rialto General Plan Update*, 2010.

Environmental Setting

The observation are based on the results of the field investigation conducted on January 11, 2015 by RCA Associates, LLC. Residential dwellings are located immediately adjacent to the site to the north, south, east, and west. Biological surveys were conducted on a 4.57-acre parcel. Focused surveys were also performed for the burrowing owl, which is a State Species of Special Concern. The site has been significantly disturbed by past human activities including mowing and plowing activities. The property supports a disturbed grassland community and support only a few plant species including erodium (*Erodium texanum*), brome grasses (*Bromus* sp.), lathyrus (*Lathyrus* sp.), Russian thistle (*Salsola tragus*), and yellow-green matchweed (*Gutierrezia sarothrae*) (Figures 3). The USGS San Bernardino South, California Quadrangle (1967) does not show any blueline channels or other water features within the boundaries of the parcels or in the immediate area. In addition, no sensitive habitats (e.g., sensitive species critical habitats, etc.) have been documented in the immediate area according to the California Natural Diversity Database (CNDDB) (2016) and none were observed during the biological field investigations.

Discussion

a) **Less Than Significant Impact.** General biological surveys were conducted on January 11, 2016 during which a biologist from RCA Associates LLC (Randall Arnold, Senior Biologist) initially walked meandering transects throughout the property site. During the surveys, data was collected on the plant and wildlife species present on the site. All plants and wildlife detected during the surveys were recorded and are provided in their report in Tables 1 & 2. The property was also evaluated for the presence of habitats which might support sensitive species.

Following completion of the initial reconnaissance survey, protocol surveys were conducted for the burrowing owl as per agency requirements. Weather conditions consisted of wind speeds of 0 to 5 mph, temperatures in the mid 50's (°F) (PM) with about 10 percent cloud coverage. The owl survey was performed to determine the presence/absence of the species, as well as the presence/absence of suitable (i.e., occupiable) burrows. CDFW protocol requires surveys be performed at sunrise or sunset when owls are most active; therefore, the surveys were performed at sunrise from 0645-0900 hours. Owls typically utilize fossilized burrows which have been dug by other animals (e.g., dogs, coyotes, fox, etc.) and which have been abandoned. CDFW protocol also requires surveys be conducted in the surrounding area; however, the site is completely surrounded by existing houses and/or roads which prevented any "zone of influence" surveys from being conducted.

As part of the environmental process, California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) data sources were reviewed. Following the data review, surveys were performed on the site on January 11, 2016 during which the biological resources on the site and in the surrounding areas were documented by biologists from RCA Associates LLC (Randy Arnold, Senior Biologist). As part of the surveys, the property and adjoining areas were also evaluated (where possible) for the presence of native habitats which may support populations of sensitive wildlife species.

Based on data from USFWS, CDFW, and a search of the California Natural Diversity Database (CNDDB, 2016), seventeen (17) plant and animal species have been documented in the general

References

region (CNDB, 2016). None of these species are expected to inhabit the site given the absence of suitable habitats. In addition, no special status plant or wildlife species were observed on the site, and none are expected to occur on the site in the future based on the results of the biological field investigations and the currently level of disturbance.

The property showed a significant amount of past and ongoing disturbance. The site appears to have been mowed in the recent past and there were indications that the site had also been plowed. The site supports a disturbed grassland community with Lathyrus (*Lathyrus* sp.), erodium (*Erodium tragus*), brome grasses (*Bromus* sp.), Russian thistle (*Salsola tragus*), and yellow-green matchweed (*Gutierrezia sarothrae*) the most common species observed. Other species which were noted during the field investigations including horehound (*Marrubium vulgare*), bur-sage (*Ambrosia dumosa*), common sunflower (*Helianthus annuus*), and one citrus tree (*Citrus* sp.).

Very few wildlife species were observed due to the location of the site being in an urban area and the level of disturbance on the site. The only bird species observed included ravens (*Corvus corax*), song sparrows (*Melospiza melodia*), and Brewer's blackbirds (*Euphagus cyanocephalus*); although, numerous other avian species typically occur in the area during the spring and summer months. Mammals such as pocket gophers (*Thomomys botta*) and deer mice (*Peromyscus maniculatus*) may also be present on the site based on the presence of sign (dirt mounds and burrows, respectively). Side-blotched lizards (*Uta stansburiana*), western whiptail lizards (*Cnemidophorus tigris*), and western fence lizards (*Sceloporus occidentalis*) are common in the general area and may occur on the site in limited numbers; although, no reptiles were observed during the field investigations. No distinct wildlife corridors were identified on the site or in the immediate area.

In terms of the wildlife species, only two (burrowing owl and coastal whiptail lizard) could potentially inhabit the site. However, the focused/protocol surveys conducted for the burrowing owl did not identify any owls or owl sign (e.g., suitable burrows, casting, whitewash, etc.) and no suitable (i.e., "occupiable") burrows were observed. The probability of owls moving onto the site in

the future is very low based on the results of the field investigations and the absence of any suitable burrows that the species could utilize. In addition, no coastal whiptail lizards were observed during the focused owl surveys, which provide comprehensive coverage of the site. Furthermore, the site is completely surrounded by existing houses; consequently, there is a very low probability of any coastal whiptail lizards ever moving onto the site in the future.

Future development activities are expected to result in the removal of all vegetation on the site; however, cumulative impacts to the general biological resources (plants and animals) are expected to be negligible. This assumption is based on the fact the site shows a significant level of past and ongoing disturbance, and the presence of a disturbed grassland community that supports only a few plant species. In addition, impacts to wildlife species are expected to be negligible. Future development activities are not expected to have any impact on any State or Federal listed or State special status plant or animal species. The site has been significantly disturbed and does not support suitable habitat for any special status plant. In addition, of the two sensitive wildlife species that could potentially inhabit the site (i.e., burrowing owl and coastal whiptail lizard), neither species was observed on the property and they are not expected to inhabit the site in the future. However, CDFW may require a 30-day pre-construction owl survey be performed immediately prior (i.e., 30-days or less) to the start of any future construction activities associated with the proposed project. If any sensitive species are observed on the property during future activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required for the individual species. CDFW and USFWS are the only agencies which can grant authorization for the "take" of any special status species,

and can approve the implementation of any applicable mitigation measures. The proposed project would, therefore, not have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status species in local or regional plans or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS). Considering the lack of habitat on the property, less than significant impact to wildlife species of concern will occur.

b) **No Impact.** The project site is located on land that has been previously developed in a primarily residential portion of the City. The site has been previously developed, and has very limited landscaping. There is no riparian habitat onsite. The USGS San Bernardino South, California Quadrangle (1967) does not show any blue-line channels or other water features within the boundaries of the parcels or in the immediate area. As such, no impact to riparian habitat or other sensitive natural habitat would occur.

c) **No Impact.** According to the federal National Wetlands Inventory, the project site does not contain any wetlands; furthermore, the proposed project would not disturb any offsite wetlands as no wetlands are adjacent to the project site. There is no vegetation or on-site water features indicative of potential wetlands. No impact will occur.

d) **No Impact.** The project site is currently partially developed and is surrounded by existing residential development and a public institutional use, preventing the use of the project site and surrounding area as a wildlife corridor. The project site contains very limited ornamental vegetation, in the context of a completely urbanized setting located in the City of Rialto. There are no substantial vegetated areas or waterbodies located on-site. The project site does not provide for the movement of any native resident or migratory fish or wildlife. No impact will occur.

e) **No Impact.** The City of Rialto does not have any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, implementation of the proposed project would not have an adverse impact.

f) **No Impact.** The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan because neither the City of Rialto nor the County of San Bernardino have adopted Habitat Conservation Plan areas according to the US Fish & Wildlife Services, Environmental Conservation Online System (ECOS) mapping or any Natural Community Conservation Plan areas apply to the project site according to the California Department of Fish and Wildlife, California Regional Conservation Plans Map. Therefore, implementation of the proposed project would have no adverse impact. No impact would occur.

Mitigation Measures

No mitigation measures are necessary because Biological Resource impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

References

4.5 – Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			<input checked="" type="checkbox"/>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		<input checked="" type="checkbox"/>		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		<input checked="" type="checkbox"/>		
d) Disturb any human remains, including those interred outside of formal cemeteries?		<input checked="" type="checkbox"/>		
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update, 2010*; *Historical/Archaeological Resources Survey Report: Tentative Tract Map No. 20009, Serrano Place Project, City of Rialto, San Bernardino County, California, CRM TECH, May 3, 2016.*

Environmental Setting

Historical research for the study site is based on published literature in local and regional history, U.S. General Land Office survey plat maps dated 1856, U.S. Geological Survey (USGS) topographic maps dated 1902-1980, and aerial photographs of the Rialto area taken in 1938-2012. The historic maps are collected at the Science Library of the University of California, Riverside, and the California Desert District of the U.S. Bureau of Land Management, located in Moreno Valley. The aerial photographs are available at the NETR Online website. After the identification of historic-era buildings in the project area, CRM TECH pursued more specific and in-depth research on the history of the buildings in the project area. Sources consulted during this phase of the research included primarily the archival records of the County of San Bernardino and the City of Rialto, particularly property tax assessment records and building safety records, online genealogical databases, and an oral historical interview with the current property owner, Barbara Breden.

In order to identify and evaluate such resources, CRM TECH conducted a historical/archaeological resource records search, pursued historical background research, contacted Native American representatives, and carried out an intensive-level field survey. The results of these research procedures indicate that a 1850s-era wagon road that was previously designated a part of Pending Site P1074-61H once extended across the project location, but no remnants of the road can be found in the area today. P1074-61H, therefore, no longer exists in the project vicinity.

During the field survey, two late-historic-period single-family residences located at 794 and 814 South Willow Avenue, constructed in 1966 and 1952, respectively, were identified in the project area and recorded into the California Historical Resources Inventory. Neither of these residences, however, appears to meet the statutory definition of "historical resources" pursuant to CEQA provisions. No other potential "historical resources" were found to be present within or adjacent to the project boundaries.

On March 29, 2016, CRM TECH archaeologist Nina Gallardo completed the records search at the South Central Coastal Information Center (SCCIC). Located on the campus of California State University, Fullerton, the SCCIC is the State of California's official cultural resource records repository for the County of San Bernardino, and a part of the California Historical Resource Information System established and maintained under the auspices of the California Office of Historic Preservation. During the records search, Gallardo examined maps and records on file at the SCCIC for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project area. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or San Bernardino County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

Discussion

a) **Less Than Significant Impact.** This property does not satisfy any of the criteria for a historic resource defined in Section 15064.5 of the State CEQA Guidelines. An 1850s-era wagon road that was previously designated a part of Pending Site P1074-61H once extended across the project location, but no remnants of the road can be found in the area today. P1074-61H, therefore, no longer exists in the project vicinity.

Two late-historic-period single-family residences located at 794 and 814 South Willow Avenue were identified in the project area during this study and recorded into the California Historical Resources Inventory. They constitute the only potential "historical resources" in existence within or adjacent to the project area.

In the early 1950s, it appears that three buildings had been constructed in the project area, two in the northeastern corner and one in the southeastern corner. An aerial photograph from 1959, however, confirms the presence of only the building in the southeastern corner, and shows the rest of the property to be undeveloped. The building clearly represented the residence located at 814 South Willow Avenue today, which was built in or around 1952.

The second residence in the project area, at 794 South Willow Avenue, was built in 1966 by property owners Walter R. and Betty Darrow, who procured the building plans from the Nationwide Planbook Company in Northridge. Robert and Barbara Breden acquired this portion of the project area in 1978, bringing with them a dog breeding business known as Pombreden's Pomeranians, and subsequently constructed kennels, runs, and other facilities for the business behind the residence. In 2008, members of the Breden family also acquired the residence at 814 South Willow Avenue. The northern portion of the project area, acquired by Robert and Barbara

References

Breden in 1979 has remained undeveloped to the present time. A corrugated metal Quonset building behind the residence at 794 South Willow Avenue, now used for storage, once housed a tractor used for weed abatement in this area. Previously, the Bredens kept goats and sheep in the field to help manage vegetation growth.

The construction of the residences coincided with the beginning of the gradual transition of the Rialto area—and the Inland Empire region in general—from its agrarian roots to the present-day suburban character, dominated by residential and related development. The recorded buildings retain sufficient historic integrity to relate to this episode in the city's development, but they do not demonstrate a particularly close or important association with this pattern of events, or with any other established themes in local history.

The historical background research has identified no persons or specific events of recognized historic significance, nor any prominent architects, designers, or builders in association with these buildings. In terms of architectural or aesthetic merits, neither of the buildings represent an important example of its style, type, period, region, or method of construction, or embodies any particular architectural ideals or design concepts. They have not received a local historical designation, nor do they appear to hold any special historical interest to the community. Based on these considerations, and in light of the criteria listed above, the two single-family residences recorded at 794 and 810 South Willow Avenue do not appear eligible for listing in the California Register of Historical Resources. Since neither of them is currently included in a local register of historical resources, the present study further concludes that these buildings do not meet the statutory definition of "historical resources" pursuant to CEQA provisions. Therefore, the development of the project site into a residential development would have a less than significant impact on historic resources and no mitigation is required.

b) Less Than Significant Impact With Mitigation Incorporated. The property is a previously developed site in an urbanized area. No known archaeological sites are documented. The potential for uncovering such significant resources at the project site during construction activities is considered remote given that no such resources have been discovered during prior development activity within the area, and the fact that the site has been significantly disturbed in the past for construction of the existing structures. Only minor excavation will be necessary; therefore it is considered unlikely that archeological resources would be found.

In accordance with standard City procedures, a halt-work condition would be in place in the unlikely event that archaeological resources are discovered during construction. The contractor would be required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether they are a "unique archaeological resource" as defined in Section 21083.2(g) of the State CEQA Statutes. If this determination is positive, the scientifically consequential information must be fully recovered by the archaeologist consistent with standard City protocol. However, if during grading, any archaeological resources are uncovered Mitigation Measure CR-1 will be implemented. See Mitigation Measure Section below for the list of measures.

c) Less Than Significant Impact With Mitigation Incorporated. The property is a previously developed site in an urbanized area. No known paleontological sites are documented. The potential for uncovering such significant resources at the project site during construction activities is considered remote given that no such resources have been discovered during prior development activity within the area, there are no unique geological resources on or near the project site, and the fact that the site has been significantly disturbed in the past for construction of the existing structures. Only minor excavation will be necessary; therefore it is considered unlikely that paleontological resources would be found.

In accordance with standard City procedures, a halt-work condition would be in place in the unlikely event that paleontological resources are discovered during construction. The contractor would be required to halt work in the immediate area of the find and to retain a professional paleontologist to examine the materials to determine whether they are a unique paleontological resource. If this determination is positive, the scientifically consequential information must be fully recovered by the paleontologist consistent with standard City protocol. However, if during grading, any paleontological resources are uncovered Mitigation Measure CR-1 will be implemented. See Mitigation Measure Section below for the list of measures.

d) **Less Than Significant Impact With Mitigation Incorporated.** It is unlikely that human remains could be uncovered during grading operations, considering that the project site was previously disturbed during construction of the past structures and demolition. Nonetheless, should suspected human remains be encountered, the contractor would be required to notify the County Coroner in accordance with Section 7050.5 of the California Health and Safety Code, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she would be required to contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Through this existing regulatory procedure, impacts to human remains would be avoided. Mitigation Measure CR-2 shall be implemented to ensure that impacts in regard to disturbance of human remains are reduced to less than significant. See Mitigation Measure Section below for the list of measures.

e) **No Impact.** The project would not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074. On March 28, 2016, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's sacred lands file. Following the NAHC's recommendations and previously established consultation protocol, CRM TECH further contacted a total of 14 tribal representatives in the region in writing on April 4, 2016, for additional information on potential Native American cultural resources in or near the project area. In response to CRM TECH's inquiry, the NAHC reported that the sacred lands record search identified no Native American cultural resources within the project area, but recommended that local Native American groups be contacted for further information. For that purpose, the NAHC provided a list of potential contacts in the region. Upon receiving the NAHC's response, CRM TECH sent written requests for comments to all 13 individuals on the referral list and the organizations they represent. In addition, as referred previously by the appropriate tribal government staff, Raymond Huaute, Cultural Resources Specialist for the Morongo Band of Mission Indians, was also contacted. As of May 3, 2016, three of the tribes contacted have responded in writing, and none of them identified any specific areas of concern. Among them, Andrew Salas, Chairman of the Gabrieleno Band of Mission Indians/Kizh Nation, identified the project location to be a part of his tribe's traditional use area, and requested Native American monitoring of the project by a tribal representative. Victoria Harvey, Archaeological Monitoring Coordinator for the Agua Caliente Band of Cahuilla Indians, found the project location to be outside the tribe's traditional use area, and stated that the tribe would defer to other Native American groups located in closer proximity. Leslie Mouriquand of the Cultural Resources Management Department, San Manuel Band of Mission Indians, stated that the tribe had no specific concerns regarding this project but requested to be notified if any Native American cultural resources were found.

Additionally, the City of Rialto sent a Notice of Project Application on April 19, 2016 to affected tribes in accordance with Senate Bill 18 and Assembly Bill 52. The SB 18 recipients, numbering 11, had 90 days to respond. The period to initiate consultation ended on July 20, 2016. No formal consultations were requested. The six AB 52 recipients had 30 days to respond with the period ending May 20, 2016. They did not receive a request for formal consultation on this project within the 30 days specified as

References

part of California Public Resources Code § 21080.3.1. The Gabrieleno Band of Mission Indians – Kizh Nation did request that the City of Rialto place a Condition of Approval on the Serrano Place project requiring the developer to allow a certified Native American Monitor, from the Gabrieleno Band of Mission Indians – Kizh Nation, to be on-site during any and all ground disturbance activities (including but not limited to pavement removal, post holing, auguring, boring, grading, excavation and trenching). No impact to tribal cultural resources will occur as a result of this project.

Mitigation Measures

CR-1: If subsurface cultural resources (archaeological or paleontological) are encountered during grading or construction, all ground-disturbing activity will cease within 100 feet of the resource. A qualified archaeologist/paleontologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. No further grading will occur in the area of the discovery until the City approves the measures to protect the resources. Any archaeological artifacts or paleontological resources recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.

CR-2: In the event that human remains are uncovered, no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Bernardino County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Level of Significance After Mitigation

Less than Significant.

4.6 – Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			<input checked="" type="checkbox"/>	
ii) Strong seismic ground shaking?			<input checked="" type="checkbox"/>	
iii) Seismic-related ground failure, including liquefaction?			<input checked="" type="checkbox"/>	
iv) Landslides?				<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?			<input checked="" type="checkbox"/>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			<input checked="" type="checkbox"/>	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update*, 2010, Chapter 5 Safety and Noise; GeoMat Testing Laboratories, Inc., *Basic Soil Infiltration Testing Report, 29 Single Family Homes Development, Southwest Corner of Bloomington Avenue and South Willow Avenue, Rialto, California*, September 17, 2015; GeoMat

References

Testing Laboratories, Inc., *Preliminary Soil Investigation Report, 29 Single Family Homes Development, Southwest Corner of Bloomington Avenue and South Willow Avenue, Rialto, California*, September 17, 2015, and UC Davis Soil Resource Laboratory, SoilWeb, <http://casoilresource.lawr.ucdavis.edu/gmap/>, accessed June 1, 2016.

Environmental Setting

The site is situated within the southern Peninsular Ranges Geomorphic Province in Southern California. Geologic structures within this Province trend mostly northwest, in contrast to the prevailing east-west trend in the neighboring Transverse Ranges Geomorphic Province to the north. The Peninsular Range Province extend into lower California, and is bounded by the Colorado Desert to the east, the Pacific Ocean to the west and the San Gabriel and San Bernardino mountains to the north. The subject property is located in an alluvial plain in the city of Rialto. The elevation is approximately 1152 to 1165 feet above sea level. Topographically, the site is nearly flat. Total relief on site is approximately 13 feet. Surface drainage sheeting flows to the east at an approximate rate of 1 percent. Local development adjacent to the site is residential. The project site contains alluvial soils of Tujunga gravelly loamy sand, 0 to 9 percent slopes (TvC). The Tujunga series consists of very deep, somewhat excessively drained soils that formed in alluvium from granitic sources. Tujunga soils are on alluvial fans and floodplains, including urban areas. Slopes range from 0 to 9 percent. The mean annual precipitation is about 355 millimeters (14 inches) and the mean annual temperature is about 17 degrees C (63 degrees F). The run-off is very low and the drainage can be somewhat excessively drained.

Discussion

a.i) **Less Than Significant Impact.** The project site is located in the highly seismic Southern California region within the influence of several fault systems. However, the site does not lie within the boundaries of an Earthquake Fault Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act.

The table below indicates the distance of Fault Zones and the associated maximum credible earthquake that can be produced by nearby seismic events. The San Jacinto-8 Fault, located 5 kilometers from the site, is considered to have the most significant effect at the site from a design standpoint with an associated maximum credible earthquake that can be produced of 6.7 magnitudes. Risks associated with surface rupture are low and there is no impact expected. However, because the project site is located in the seismically active Southern California, all habitable structures including single family home must be built to seismic standards established in the California Building Code (CBC). The CBC sets the standards in the State for the development of all buildings including residential buildings and sets requirements for structural design, plumbing and mechanical fixtures, fire and smoke protection, construction materials, interior finishes, and any other elements that make up construction of habitable structures. The City's Building and Safety Department is responsible for implementing not only the CBC but any additional code requirements that the City may have. Adherence to all code requirements for the construction of the 33 houses and recreational structures will ensure that impacts associated with seismic activity are less than significant and no additional mitigation is required

a.ii) **Less Than Significant Impact.** Although there are no known active surface faults within or adjacent to the site that will significantly impact the project, the project is located in a region with active earthquakes and strong seismic motion of those earthquakes could affect the project. The structures that are proposed to be constructed on the site will be required to meet and comply with all applicable city and State building codes to reduce seismic ground shaking at the site to less-than-significant.

a.iii) **Less Than Significant Impact.** Liquefaction is a mode of ground failure that results from the generation of high pore water pressures during earthquake ground shaking, causing loss of shear strength. Liquefaction is typically a hazard where loose sandy soils exist below groundwater. The California Geological Survey (CGS) has designated certain areas within southern California as potential liquefaction hazard zones. These are areas considered at a risk of liquefaction-related ground failure during a seismic event, based upon mapped surficial deposits and the presence of a relatively shallow water table. The project site is not mapped for potential liquefaction hazard by the CGS. Based on the depth to groundwater, GeoMat Testing Laboratoires, Inc. concluded that the potential for liquefaction at the site is considered low. Other geologic hazards related to liquefaction, such as lateral spreading, are therefore also considered low. Impacts would be less than significant.

a.iv) **No Impact.** Structures built below or on slopes subject to failure or landslides may expose people and structures to harm. The site elevation is approximately 1152 to 1165 feet above sea level. Topographically, the site is nearly flat. Total relief on site is approximately 13 feet. According to the GeoMat report, the site is not located in an Earthquake-Induced Landslide Zone. This indicates a low probability for landslides. The project report concluded that the site is not considered susceptible to static slope instability or seismically induced landslides. Grading and construction would be performed in compliance with State and local codes and the recommendations of the geotechnical report. There is no potential impact to future residents from landslides.

b) **Less Than Significant Impact.** Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. Little, if any, native topsoil is likely to occur on site. The subject sites surficial soil has been mapped by United States Geological Survey (USGS) as older eolian deposits (Qoed3). This material is generally composed of fine to medium sand, silty sand, and slightly gravelly sand that is well sorted to poorly sorted. During project construction, fill materials will be overexcavated to reveal underlying soils within the building footprint area. The project has the potential to expose surficial soils to wind and water erosion during construction activities.

Wind erosion will be minimized through soil stabilization measures required by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering. Construction of the project will be required to have a PM₁₀ Dust Control Plan to identify best management practices for the control fugitive dust. The intent of SCAQMD Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions. Elements of the Dust Control Plan may appear as notes on the grading plan that must be approved by the City prior to any site disturbance.

Water erosion will be prevented through the City's standard erosion control practices required pursuant to the California Building Code and the National Pollution Discharge Elimination System (NPDES), such as silt fencing or sandbags. Construction of the project will be required to have a Stormwater Pollution Prevention Plan (SWPPP). Any project involving grading of an area greater than one acre is required to apply for an NPDES permit from the Regional Water Quality Control Board (RWQCB). The project's SWPPP would identify typical best management practices specific towards fugitive dust and containment of sediment discharge and transport from the site. Once construction is completed, a Water Quality Management Plan (WQMP) must be implemented during the life of the project that includes best management practices (BMPs) specific towards maintenance of vegetative landscaping, drainage culverts/channels and drainage inlets. Following project construction, the site would be covered completely by paving, structures, and landscaping. Compliance with regulatory requirements of the RWQCB and of

References

SCAQMD would ensure that impacts with regard to soil erosion or loss of topsoil are less than significant and no mitigation is required.

c) **Less Than Significant Impact.** Impacts related to liquefaction and landslides are discussed above in Section 4.6.a. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. Such movement can occur on slope gradients of as little as one degree. Lateral spreading typically damages pipelines, utilities, bridges, and structures.

Lateral spreading of the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e. retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. Due to the absence of any substantial change in grade or channel within or near the subject site, and the subsurface soil conditions that are not conducive to liquefaction, the potential for lateral spread occurring within the site is considered to be low. The project-specific soils investigation report concludes that site soils would be capable of supporting proposed structures after grading and compaction. The project site is made up of alluvial material that is classified as Tujunga gravelly loamy sand, 0 to 9 percent slopes (TvC). The Tujunga series consists of very deep, somewhat excessively drained soils that formed in alluvium from granitic sources. The project will require mass grading and a grading plan that identifies best grading practices for cut and fill, compaction and drainage will be prepared prior to any site disturbance. The project is required to be constructed in accordance with the CBC and the requirements of the project soils investigation report. The CBC includes a requirement that any City-approved recommendations contained in the soil report be made conditions of the building permit. Based on the considerations of the project soil report, soils can be prepared to maintain stability sufficient to support the proposed project. The recommendations of the report will be implemented through the City's routine plan check and permitting processes. Impacts will be less than significant.

d) **No Impact.** The CBC requires special design considerations for foundations of structures built on soils with expansion indices greater than 20. The soil investigation report included testing of site soil samples within the proposed building footprint for expansion potential. Based on laboratory testing, the upper foundation soil is classified as very low in expansion potential. Therefore, there would be no impact

e) **No Impact.** The proposed project will be connected to the City of Rialto Public Work's sewer system and no septic system or any alternative wastewater treatment is proposed. Therefore, there will be no impact in terms of soil support for septic tanks.

Mitigation Measures

No mitigation measures are necessary because impacts to Geology and Soils will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.7 – Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			<input checked="" type="checkbox"/>	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following source: *Air Quality and Global Climate Change Impact Analysis*, Kunzman Associates, Inc., February 8, 2016.

Environmental Setting

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide (N₂O), and chlorofluorocarbons (CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO₂ and nitrous oxide (NO_x) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO₂, where CO₂ is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean.

The project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

SCAQMD Regulation XXVII, Climate Change. SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.

References

- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

Varieties of agencies have developed greenhouse gas emission thresholds and/or have made recommendations for how to identify a threshold. However, the thresholds for projects in the jurisdiction of the SCAQMD remain in flux. The California Air Pollution Control Officers Association explored a variety of threshold approaches, but did not recommend one approach (2008). The ARB recommended approaches for setting interim significance thresholds (California Air Resources Board 2008b), in which a draft industrial project threshold suggests that non-transportation related emissions under 7,000 MTCO₂e per year would be less than significant; however, the ARB has not approved those thresholds and has not published anything since then. The Bay Area Air Quality Management District and the San Joaquin Valley Air Pollution Control District have both developed greenhouse gas thresholds. However, those thresholds are not applicable to the project since the project is under the jurisdiction of the SCAQMD. The SCAQMD is in the process of developing thresholds, as discussed below.

SCAQMD Threshold Development. On December 5, 2008, the SCAQMD Governing Board adopted an interim greenhouse gas significance threshold for stationary sources, rules, and plans where the SCAQMD is lead agency (SCAQMD permit threshold). The SCAQMD permit threshold consists of five tiers. However, the SCAQMD is not the lead agency for this project. Therefore, the five permit threshold tiers do not apply to the proposed project. The SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration ("SCAQMD draft local agency threshold"); however, the SCAQMD Board has not approved the thresholds as of the date of preparation of this document. The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to a project's operational emissions. If a project's emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO₂e per year
 - Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year.
- Tier 4 has the following options:
 - Option 1: Reduce emissions from business as usual (BAU) by a certain percentage; this percentage is currently undefined (City of Moreno Valley CAP calls for a community-wide reduction of 15 % from 2007 BAU emissions by 2020).
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
 - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans;
 - Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD's draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus stabilizing global climate.

City of Rialto. As of the date of this report, the City of Rialto has not adopted a Climate Action Plan, however, the following City of Rialto General Plan goals and policies have been made in relation to climate change and greenhouse gas.

Goal 2-38: Mitigate against climate change.

Policies:

2-38.1: Consult with State agencies, SCAG, and the San Bernardino Associated Governments (SANBAG) to implement AB32 and SB375 by utilizing incentives to facilitate infill and transit-oriented development.

2-38.2: Encourage development of transit-oriented and infill development, and encourage a mix of uses that foster walking and alternative transportation in Downtown and along Foothill Boulevard.

2-38.4: The City shall participate in the San Bernardino Regional Greenhouse Inventory and Reduction Plan.

Through the San Bernardino Associated Governments (SANBAG), the City of Rialto forms the Rialto Chapter of the San Bernardino County Regional GHG Reduction Plan. Released in May, 2014, the Plan has been prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32. Based on the CARB Scoping Plan, reducing GHG emissions to 1990 levels by 2020 means cutting approximately 30 percent from business-as-usual (BAU) emissions levels, or about 15 percent from year 2008 levels, which is the baseline year for the GHG Reduction Plan. Consistent with the CARB Scoping Plan, the City of Rialto has chosen a reduction target of 15 percent below 2008 GHG emissions levels by 2020. If the project exceeds the GHG Reduction Plan screening threshold of 3,000 MTCO₂e per year for all land use types, then the project's year 2020 emissions will be compared to the project's baseline GHG emissions.

The proposed project would result in the development and on-going use of 33 single-family detached residential dwelling units. The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment.

Discussion

a) **Less Than Significant Impact.** GHG emissions for the project were quantified utilizing the California Emissions Estimator Model (CalEEMod) version 2013.2.2 to determine if the project could have a cumulatively considerable impact related to greenhouse gas emissions and summarized in Table 4.7-1. The GHG emissions have been calculated for opening year 2017 without mitigation. The emissions inventory accounts for GHG emissions from construction activities and operational activities.

Operation emissions associated with the proposed residential project would include GHG emissions from mobile sources (transportation), energy, water use and treatment, waste disposal, and area sources. GHG emissions from electricity use are indirect GHG emissions from the energy (purchased energy) that is produced offsite. Area sources are owned or controlled by the project (e.g., natural gas combustion, boilers, and furnaces) and produced onsite.

References

Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. Because of this difference, SCAQMD recommends amortizing construction emissions over a 30-year operational lifetime. This normalizes construction emissions so that they can be grouped with operational emissions in order to generate a precise project-based GHG inventory.

**Table 4.7-1
Greenhouse Gas Emissions Inventory**

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources	0.00	6.76	6.76	0.00	0.00	6.80
Energy Usage	0.00	115.99	115.99	0.00	0.00	116.56
Mobile Sources	0.00	407.43	407.43	0.02	0.00	407.75
Waste	6.91	0.00	6.91	0.41	0.00	15.48
Water	0.60	10.83	11.43	0.06	0.00	13.21
Construction	0.00	10.28	10.28	0.00	0.00	10.33
Total Emissions	7.51	551.28	558.79	0.49	0.00	570.14
Screening Threshold						3,000
Exceeds Threshold?						No

Source: CalEEMod Version 2013.2.2. Year 2017 emissions (opening year), Kunzman 2016.

Table 4.7-1 shows that the proposed project in year 2017 would generate approximately 570.14 metric tons of CO₂e per year of GHG emissions. According to the thresholds of significance established above, a cumulative global climate change impact would not occur since the GHG emissions created from the on-going operations would not exceed the screening threshold of 3,000 metric tons per year of CO₂e. No mitigation will be required.

The project is also subject to the requirements of the California Green Building Standards Code. On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings.

The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided they provide a minimum 50-percent diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official.

The California Green Building Standards Code (code section in parentheses) requires:

- Water Efficiency and Conservation [Indoor Water Use (4.303.1)]. Fixtures and fixture fittings reducing the overall use of potable water within the building by at least 20 percent shall be provided. The 20 percent reduction shall be demonstrated by one of the following methods:

- Prescriptive Method: Showerheads (≤ 2.0 gpm @ 80 psi); Residential Lavatory Faucets (≤ 1.5 gpm @ 60 psi); Nonresidential Lavatory Faucets ($\leq .4$ gpm @ 60 psi); Kitchen Faucets (≤ 1.8 gpm @ 60 psi); Toilets (≤ 1.28 gal/flush); and urinals (≤ 0.5 gal/flush).
 - Performance Method: Provide a calculation demonstrating a 20% reduction of indoor potable water using the baseline values set forth in Table 4.303.1. The calculation will be limited to the total water usage of showerheads, lavatory faucets, water closets and urinals within the dwelling.
- Water Efficiency and Conservation [Outdoor Water Use (4.304.1)]. Irrigation Controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
 - Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' watering needs as weather or soil conditions change.
 - Weather-based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s).
 - Construction Waste Reduction of at least 50 percent (4.408.1). Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions:
 - Excavated soil and land-clearing debris.
 - Alternate waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
 - The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.
 - Materials pollution control (4.504.1 – 4.504.6). Low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particleboard.
 - Installer and Special Inspector Qualifications (702.1-702.2). Mandatory special installer inspector qualifications for installation and inspection of energy systems (e.g., heat furnace, air conditioner, mechanical equipment).

Compliance with Green Building Standards and 2013 Title 24 Standards (which are approximately 25% more efficient than 2008 Title 24 Standards for residential buildings) will further reduce project-related greenhouse emissions.

b) **No Impact.** Rialto has adopted the 2013 edition of the California Building Code (Title 24), including the California Green Building Standards Code. The project would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The project does not include any feature (i.e. substantially alter energy demands) that would interfere with implementation of these State and City codes and plans. The City of Rialto

References

does not have any additional plans, policies, standards, or regulations related to climate change and GHG emissions. Also, no other government-adopted plans or regulatory programs in effect at this time have established a specific performance standard to reduce GHG emissions from a single building project. No impact will occur.

The proposed project does not have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The applicable plan for the proposed project is the San Bernardino Associated Governments (SANBAG) San Bernardino County Regional GHG Reduction Plan. The City of Rialto forms the Rialto Chapter of the San Bernardino County Regional GHG Reduction Plan, released March 5, 2014. The Plan has been prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32. As the project's emissions fall well below the SCAQMD and San Bernardino County GHG Reduction Plan screening threshold of 3,000 metric tons per year of CO₂e for all land uses, and will comply with applicable Green Building Standards and City of Rialto's policies regarding climate change (as dictated by the City of Rialto General Plan), further analysis is not warranted. No mitigation is required.

Mitigation Measures

No mitigation measures are necessary because impacts to Greenhouse Gas Emissions will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.8 – Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			<input checked="" type="checkbox"/>	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment?			<input checked="" type="checkbox"/>	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			<input checked="" type="checkbox"/>	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<input checked="" type="checkbox"/>	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas of where residences are intermixed with wildlands?				<input checked="" type="checkbox"/>

Sources

References

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update*, 2010, Chapter 5 Safety and Noise; California Department of Toxic Substances Control. EnviroStor. <www.envirostor.dtsc.ca.gov/public/search.asp> [Accessed June 1, 2016]; California State Water Resources Control Board. GeoTracker. <geotracker.waterboards.ca.gov> [Accessed June 1, 2016]; California State Water Resources Control Board. Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit. www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf [Accessed June 1, 2016]; California State Water Resources Control Board. List of Active CDO and CAO. <www.calepa.ca.gov/SiteCleanup/CorteseList/CDOCAOList.xls> [Accessed June 1, 2016]; California Department of Toxic Substances Control. Hazardous Facilities Subject to Corrective Action. <www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm#Facilities> [Accessed June 1, 2016]; California Department of Forestry and Fire Protection. Incorporated Fire Hazard Severity Zone: City of Rialto. Very High Fire Hazard Severity Zones in LRA (Local Responsibility Area). Recommended, October 2008. http://www.fire.ca.gov/fire_prevention/fhsz_maps/FHSZ/san_bernardino/Rialto.pdf [Accessed July 27, 2016] and California Department of Transportation, Division of Aeronautics website, California Public Use Airport list. [Accessed July 27, 2016].

Environmental Setting

Hazardous Waste Site

The proposed project site is not on the State of California Hazardous Waste and Substances Site List pursuant to Government Code Section 65962.5. California Department of Toxic Substances Control Envirostar database, accessed June 1, 2016.

Local Schools

There is a school within 0.25 miles of the proposed project site. The nearest school to the site is Milor High School, located immediately adjacent to the site on the east side of South Willow Avenue, Rialto.

Public Airports/Private Airstrips

There are no private or public airports located within 0.25 miles of the project site. Flabob Airport is located approximately 8.0 miles south of the project site at 4130 Mennes Avenue, Riverside, CA 92509, San Bernardino International Airport is approximately 8.4 miles east of the project site at 225 North Leland Norton Way, San Bernardino, CA 92408 and Ontario International Airport is approximately 14 miles west of the project site at 2500 East Airport Drive, Ontario, CA 91761.

Discussion

a) **Less Than Significant Impact.** The proposed project could result in a significant hazard to the public if the project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials. The proposed project is located within a primarily residential area within the city. The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses which require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The proposed project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of the residential development of 33 single-family homes.

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. This requirement would be spelled out in detail in the SWPPP that must be prepared by the applicant prior to any site disturbance. The SWPPP is discussed further in the next section (Hydrology and Water Quality). Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. would be sufficient to reduce potential impacts to a less than significant level.

With regard to project operation, a limited amount of widely used hazardous materials, including paints and other solvents, cleaners, and pesticides would be anticipated. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential structures would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials or wastes will be less than significant.

b) **Less Than Significant Impact.** Construction of the proposed 33 unit residential project will require the use and transport of hazardous materials such as asphalt, paints, and other solvents. Construction activities could also produce hazardous wastes associated with the use of such products. Demolition of the existing structures and the new construction of proposed residential development requires ordinary construction activities and will not require a substantial or uncommon amount of hazardous materials to complete. All hazardous materials are required to be utilized and transported in accordance with their labeling pursuant to federal and state law. Routine construction practices include good housekeeping measures to prevent/contain/clean-up spills and contamination from fuels, solvents, concrete wastes and other waste materials. During construction, BMPs would be required to be implemented by the City as well as standard construction controls and safety procedures that would avoid or minimize the potential for accidental release of these substances. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by the San Bernardino County Fire Department, the local Certified Unified Program Agency for hazardous materials in the region. With implementation of standard conditions, hazard to the public or the environment through reasonable foreseeable upset and accident condition involving the release of hazardous materials into the environment would be less than significant.

c) **Less than Significant Impact.** There is a school within one-half mile of the site. Milor High School, located immediately adjacent to the site on the east side of South Willow Avenue, Rialto. As discussed in Section 4.8.b, existing regulations address potential off-site construction-related hazards associated with demolition of the existing onsite structures. Impact would be less than significant with implementation of existing regulations. The project consists of the construction of 33 single-family homes and recreational structures which do not typically emit or generate hazardous materials. Therefore, the project would not result in impacts to schools due to hazardous materials handling or emissions and no mitigation is required.

d) **No Impact.** A review of known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject property, as well as adjacent sites with known environmental concerns was conducted. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The project is not located on the State of California Hazardous Waste and Substances Site List pursuant to Government Code Section 65962.5. California Department of Toxic Substances Control Envirostar database, accessed June 1, 2016. The project would have no impact in this regard.

References

e-f) **No Impact.** There are no public airports or private airstrips within two miles of the project site. The nearest airports are Flabob Airport is located approximately 8.0 miles south of the project site at 4130 Mennes Avenue, Riverside, CA 92509, San Bernardino International Airport is approximately 8.4 miles east of the project site at 225 North Leland Norton Way, San Bernardino, CA 92408 and Ontario International Airport is approximately 14 miles west of the project site at 2500 East Airport Drive, Ontario, CA 91761. Therefore, the project would not result in safety hazards from proximity to airports for people living in the project area. No impact will occur.

g) **Less Than Significant Impact.** The proposed project is a 33-unit residential infill project. Per State Fire and Building Codes, sufficient space will have to be provided around the structures for emergency personnel and equipment access and emergency evacuation. All project elements, including landscaping, would be sited with sufficient clearance from existing and proposed structures so as not to interfere with emergency access to and evacuation from the facility. The project would comply with the California Fire Code (Title 24, California Code of Regulations, Section 9).

The project driveways would allow emergency access and evacuation from the site, and would be constructed to Rialto Code specifications. Over the long term, the project would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan because no permanent public street or lane closures are proposed. Construction work in the street associated with the project would be limited to extension of the sewer line in South Willow Avenue, lateral utility connections, construction and relocation/closing of existing driveways on South Willow Avenue, undergrounding of existing overhead utility lines and installation of street trees; all of which would be limited to nominal potential traffic diversion. Traffic control would be provided for any lane closures. Project impacts would be less than significant.

h) **No Impact.** The project site is located within an urbanized area of the City of Rialto and is not located within a fire hazard zone, as identified on the latest Fire Hazard Severity Zone (FHSZ) maps prepared by the California Department of Forestry and Fire Protection (CALFIRE). There are no wildland conditions in the urbanized area that the project site is located. No impact would occur.

Mitigation Measures

No mitigation measures are necessary because impacts to Hazards and Hazardous Materials will be less than significant.

Level of Significance After Mitigation

Not applicable.

4.9 – Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements?			<input checked="" type="checkbox"/>	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			<input checked="" type="checkbox"/>	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			<input checked="" type="checkbox"/>	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-			<input checked="" type="checkbox"/>	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantially additional sources of polluted runoff?			<input checked="" type="checkbox"/>	
f) Otherwise substantially degrade water quality?				<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				<input checked="" type="checkbox"/>

References

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: GeoMat Testing Laboratories, Inc., *Basic Soil Infiltration Testing Report, 29 Single Family Homes Development, Southwest Corner of Bloomington Avenue and South Willow Avenue, Rialto, California*, September 17, 2015; GeoMat Testing Laboratories, Inc., *Preliminary Soil Investigation Report, 29 Single Family Homes Development, Southwest Corner of Bloomington Avenue and South Willow Avenue, Rialto, California*, September 17, 2015; Blaine A. Womer Civil Engineering, *Preliminary Water Quality Management Plan for Rialto PUD*, May 18, 2016; *City of Rialto General Plan Update*, 2010; Rialto Municipal Code; and Flood Insurance Rate Maps (FIRM), panel 06071C8678H, August 28, 2008.

Environmental Setting

Rialto and surrounding areas are subject to unpredictable seasonal rainfall. During intense rainfall, the geographic and geologic characteristics typical of the Upper Santa Ana River Valley, where Rialto is located, make this area especially vulnerable to flood hazards.

In the early 1900s, the region was subjected to episodes of severe flooding. In response, the Army Corps of Engineers, the San Bernardino County Flood Control District (SBCFCD), and the City built numerous structures to control flood hazards. The first line of defense against flooding is a series of eight levees constructed along the western edge of Lytle Creek. Next, a regional storm drain system was built and is maintained by the SBCFCD. Within Rialto, this system includes three buried pipelines (the East Fontana Storm Drain, the East Rialto Storm Drain, and the Rialto-Baseline Storm Drain). The region's most significant and largest drainage facility is the Rialto Channel, a mostly open, earthen and concrete ~~channel~~ ^{-channel} that extends from the Cactus Basins in the central part of the City south to the Santa Ana River. The County system also includes several retention basins that not only provide flood control but also serve as recharge basins.

The developed portions of Rialto are served by an extensive municipal storm drain network that is maintained by the City and designed to collect all urban runoff. These drain eventually to the Santa Ana River. While existing flood control structures have provided significant protection from uncontrolled flooding, inadequacies in the local drainage system have caused occasional localized flooding.

Federal and State Oversight

The federal Clean Water Act (CWA) is the principal federal law that provides for the protection of water quality. The primary objectives of the CWA are to "restore and maintain the chemical, physical, and biological integrity of the Nation's waters," and to make all surface waters "fishable" and "swimmable." The U.S. Environmental Protection Agency (EPA) is the designated federal agency responsible for implementing the CWA and it has further delegated authority to the State Water Resources Control Board (SWRCB) and associated Regional Water Quality Control Boards (RWQCB) for compliance with the CWA. Relevant programs identified in the CWA include the National Pollution Discharge Elimination System (NDPES) program which

regulates discharge of pollutants from known sources (point sources), as well as non-point sources, into waters of the United States through the issuance of permits. As part of the NPDES program, a Storm Water Pollution Prevention Plan (SWPPP) must be prepared for construction activities affecting greater than one acre because the discharge of stormwater during construction is considered a non-point source of water pollution.

Stormwater Pollution Prevention Plans

According to the Storm Water Program run by the State Water Resources Control Board (SWRCB), any developer engaging in construction activities which disturb one acre or more of land shall apply for coverage under the general stormwater permit for construction activity with the SWRCB. In addition, the owner shall also prepare a SWPPP in accordance with state requirements. All construction projects which could potentially have an adverse impact on the City's municipal separate storm sewer system or waters of the State shall install and/or implement appropriate construction and post-construction BMPs, as listed in their SWPPP. The City of Rialto, along with other cities in the San Bernardino Valley, is a co-permittee with the County of San Bernardino, in the County's Area-Wide Urban Stormwater Runoff Management Program in order to comply with the Santa Ana Regional Water Quality Control Board Waste Discharge Requirements issued in 2010 for the County's MS4 Permit. Under this permit, all development projects are subject to the NPDES requirements which include the preparation, approval, and implementation a SWPPP.

Water Quality Management Plans

According to Rialto Municipal Code 12.60.260, prior to the issuance of any grading or building permit, all qualifying land development projects shall submit and have approved a stormwater quality management plan (SWQMP) to the city engineer on a form provided by the City. The SWQMP shall identify all BMPs that will be incorporated into the operation of the project to control stormwater and non-stormwater pollutants during and after construction and shall be revised as necessary during the life of the project. The SWQMP submittal applies to construction projects covered by the NPDES general construction permit as well as construction projects less than five acres. Following the approval of the SWQMP by the city engineer, the owner of the qualifying project and the city shall enter into a recordable Storm Water Quality Management Plan Agreement which shall contain enforceable mechanisms to ensure that the operations and maintenance costs of post-construction BMPs are paid in perpetuity.

Discussion

a) **Less Than Significant Impact.** A project normally would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC), or that cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body. For the purpose of this specific issue, a significant impact could occur if the project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts could also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Storm Water Quality Management Plan (SWQMP) to reduce potential post-construction water quality impacts.

Discharges into stormwater drains or channels from construction sites of one acre or larger are regulated by the General Permit for Storm Water Discharges Associated with Construction Activity issued by the State Water Quality Control Board. The General Permit was issued pursuant to National Pollutant Discharge Elimination System (NPDES) regulations of the Environmental

References

Protection Agency (EPA), as authorized by the Clean Water Act. Compliance with the General Permit involves developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) specifying best management practices (BMPs) that the project would use to minimize pollution of stormwater. The SWPPP BMPs would follow the guidelines set forth by the State Water Resources Control Board (SWRCB).

The project applicant will be required to comply with NPDES permit requirements through the preparation and implementation of a SWPPP for construction activities. The City's Public Works Director will review the application for compliance with applicable regulations and to ensure that no water quality standards or discharge requirements are violated. A Notice of Intent (NOI) to the SWRCB will be required who will issue a Waste Discharge Identification Number (WDID) for the project. Prior to obtaining any City-issued grading and/or construction permits, the developer/owner shall provide evidence of compliance with the general construction permit by providing a copy of the WDID to the city's engineering department. Plans for stormwater treatment are required to meet City and regional standards. Given required compliance with existing laws, project impacts on water quality standards would be less than significant, and no additional mitigation is required.

b) **Less Than Significant Impact.** If the project removed an existing groundwater recharge area or substantially reduced runoff that results in groundwater recharge, a potentially significant impact could occur.

Groundwater levels beneath the site were not tested. State Department of Water Resources identifies the groundwater depth in multiple wells in the vicinity of project site. The shallowest groundwater was found to be at 257.81 feet below ground surface in February 2012 at station 340959N1173567W001. The USGS Groundwater Watch website (<http://groundwaterwatch.usgs.gov/countymap>) was searched for groundwater records. According to available data for station 340606117223801 between July 1992 and July 2015, the highest recorded water level was 267.77 in March 2001. Project-related grading would not reach these depths and no disturbance of groundwater is anticipated. The proposed building footprint areas and paved parking areas would increase impervious surface coverage on the site. As such, the total amount of infiltration on site would be decreased over existing conditions. Since this site is currently developed and is not managed for groundwater supplies, this change in infiltration would not have a significant effect on groundwater supplies or recharge.

The project would be required to comply with the City of Rialto Municipal Code, Chapter 12.50 for water efficient landscape requirements, which would lessen the project's demand for water resources. Also, finally, CBC Title 24 water efficiency measures require a demonstrated 20 percent reduction in the use of potable water. The project's landscaping plans include drought tolerant landscaping materials. Compliance with Title 24, and the City's Water Efficient Landscaping Ordinance will reduce the proposed project's impacts to groundwater supplies to a level of less than significant. Water supply is further discussed in Checklist Response 4.17d.

c) **Less Than Significant Impact.** Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the project results in substantial on- or off-site erosion or siltation. There are no streams cross the project site; thus, the project would not alter any stream course. The project will collect and convey run-off from upstream areas and convey these flows through the site, to the storm drainage system. A site drainage plan is required by the City of Rialto and would be reviewed by the City Engineer. The final grading and drainage plan would be approved by the City Engineer during plan check review. Erosion and siltation reduction measures would be implemented during construction consistent with an approved SWPPP, which will demonstrate compliance with the City's NPDES permit. At the completion of construction, the project would consist of impervious surfaces and landscaped

areas, and would therefore not be prone to substantial erosion. No streams cross the project site; thus, the project would not alter any stream course. Impacts will be less than significant.

d-e) **Less Than Significant Impact.** No streams traverse the project site; thus, the project would not result in the alteration of any stream course. During construction, the project applicant would be required to develop and implement a SWPPP as required by law; this would prevent polluted runoff from leaving the construction site.

With regard to project operation, on-site drainage will continue to function through sheet flow to the driveways, discharging into streets and drainage systems. The project is proposing a detention basin to handle stormwater flows. Proposed basin mitigates runoff volume, time of concentration and peak runoff as it is designed to retain the 100-year, 24-hour storm in the developed condition (1.00 ac ft.). Peak discharge to empty the basin in 48 hours is 0.25 cfs. With the basin, increased discharges to the City's existing storm drain system will not occur and will not impact local storm drain capacity. The project is not an industrial use and therefore will not result in substantial pollutant loading such that treatment control BMPs would be required to protect downstream water quality. Impacts will be less than significant.

f) **No Impact.** The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 4.9 herein.

g) **No Impact.** The Federal Emergency Management Agency (FEMA) produces maps (Flood Insurance Rate Map) that identify areas that are located in flood zones. The map that addresses this portion of the City of Rialto is FIRM Panel 06071C8678H, which shows that the project site is located within Zone X. This zone designates areas of 0.2 percent annual chance flood, areas of 1 percent annual chance flood with average depths of 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1 percent annual chance flood. Therefore, there will be no impact.

h) **No Impact.** The proposed project is not located within a 100-year floodplain, as mapped by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. The project site is identified as Zone X, defined by FEMA as areas outside the 0.2 percent annual chance floodplain. Therefore, no rising of a flood plain will occur.

i) **No Impact.** There are no levees or dams near the site. The Lytle Creek Levee is located approximately 4.5 miles north of the site. Lytle Creek Wash is dry for most of the year except in the spring and at other times during a heavy storm event. The levees were built in response to severe flooding episodes in the early 1900s. The project site is located in an area designated on the FIRM Panel as Zone X, therefore there would be no impact.

j) **No Impact.** The proposed project site is not near a large body of water. Due to the project's inland location, the site would not be affected by tsunamis. The project is not located in an area subject to landslides and is located within an urbanized area surrounded by residential uses. No impacts related to seiche, tsunami, or mudflow would occur.

Mitigation Measures

No mitigation measures are necessary because Hydrology impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

References

4.10 – Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			<input checked="" type="checkbox"/>	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update*, 2010. Site Visit, May 8, 2016.

Environmental Setting

The proposed project site is in an area that is mainly developed with residential uses. The current General Plan and Zoning designations are as follows:

General Plan: Current designation is Residential 2 (0.0-2.0 du/ac) with an Animal Overlay.
Proposed designation is Residential 12 (6.1-12.0 du/ac) and removal of overlay.

Zoning: Current designation is A-1 (Agricultural).
Proposed designation is Planned Residential Development-Detached (PRD-D).

The majority of the properties surrounding the site are residential developments.

Discussion

a) **No Impact.** The proposed infill project is surrounded by residential and institutional uses. There are residential uses to the south and west, single-family residential uses to the north across Bloomington Avenue and single-family homes and Milor High School to the east of South Willow Avenue. The proposed project would replace two existing single-family residences and a commercial dog breeding facility. The proposed project is compatible with the surrounding land uses along South Willow Avenue and Bloomington Avenue and will not divide an established community. The project does not propose construction of any roadway, flood control channel, or other structure that would physically divide any portion of the community. Therefore, no impact will occur.

b) **Less than Significant Impact.** The project site is designated as Residential 2 (0.0-2.0 du/ac) with an Animal Overlay in the City's General Plan. The project site's zoning is A-1 (Agricultural). The proposed project involves development of 33 single-family detached residences and a public common area with a park, picnic area, pool, and pool house. The proposed site is located on the west side of South Willow Avenue with residential development in the vicinity in all directions. The current General Plan Land Use includes an Animal Overlay. During a site visit on May 8, 2016, the proposed project site was observed to be overgrown with ruderal vegetation on the northern portion adjacent to Bloomington Avenue and the southern portion contained two existing residence and outbuildings.

The Site Plan Concept provided by the applicant appears to comply with all of the development standards of the PRD-D zone with the exception of the minimum project area and the minimum front yard setback. Section 18.90.070A of the RMC requires a minimum project area of 5.0 acres. The project site is approximately 4.6 acres in size or approximately 0.4 acres less than the required amount. However, the site is surrounded by Bloomington Avenue to the north, South Willow Avenue to the east, and existing single-family homes to the south and west. The developer has attempted to acquire both of the adjacent single-family residences without success. The unwillingness of these property owners to sell has resulted in a project area that cannot meet the required 5.0 acres in size. Nonetheless, the design of the subdivision includes a stubbed access way to the south to allow for potential expansion of the subdivision beyond 5.0 acres.

With respect to the front yard setbacks, Section 18.90.070G(I) of the RMC requires a front yard setback from a private street of thirty-seven (37) feet from curb face. The proposed project includes front yard setbacks as low as twenty-three (23) feet six (6) inches from curb face. However, Section 18.90.070G(4) of the RMC allows the Planning Commission to modify the required setbacks based on evidence that a deviation from the required setback will be in keeping with the intent of the PRD-D zone. According to Section 18.090.020B of the RMC, the intent of the PRD-D zone is to provide greater flexibility to developments that employ creative and practical concepts that are not possible through the strict application of R-1 regulations. Essentially, the intent of the PRD-D zone is to encourage small lot subdivisions with common open space amenities in place of large private yards, however the required front yard setback is an impediment towards achieving that concept. The required thirty-seven foot setback from curb face is no different than that required by the R-1 zone. Even with a minimum front yard setback of twenty-three (23) feet six (6) inches from curb face, each residence will still possess a substantial private front yard, and the driveways will still be able to accommodate parking of two (2) vehicles. Therefore, the project would still be in character with the intent of the PRD-D zone. Upon approval of the variance, tentative map, zone change and GPA, the project would be consistent with the City's zoning and General Plan so the project would have a less than significant impact on the established land use plan

c) **No Impact.** As discussed in Checklist Response 4.4.f above, the proposed project site and surrounding areas are not part of any habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. As such, no impact will occur.

Mitigation Measures

No mitigation measures are necessary because impacts to Land Use and Planning will be less than significant.

Level of Significance After Mitigation

Not Applicable

References

4.11 – Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the *City of Rialto General Plan Update*, 2010.

Environmental Setting

According to the City's General Plan Update, Exhibit 2.7 Mineral Resources Zones, the City contains areas within Mineral Resource Zone 2 (MRZ-2) and Mineral Resource Zone 3 (MRZ-3). The project site is located in the MRZ-3 zone, which designates areas containing mineral resources where the significance cannot be evaluated from available data. It is adjacent to a swath designated as MRZ-2, areas where geologic data indicate that significant PCC-Grade aggregate resources are present.

Discussion

a-b) **No Impact.** The project site, located within a fully urbanized area of the City of Rialto, is surrounded by residential uses. The General Plan, Managing Our Land Supply chapter, describes the importance of conservation of significant mineral deposits. The project site and majority of the adjacent lands are located within an MRZ-3 zone, where the significance of mineral deposits cannot be determined. To the west of the site is an area designated as MRZ-2, areas where geologic data indicate that significant PCC-Grade aggregate resources are present. These properties are fully developed with residential uses. Mineral production is not compatible with the project area due to urbanization and location of residential uses near the project site. Development would not result in the loss of a known mineral resource. No impact would occur.

Mitigation Measures

No mitigation measures are necessary because Mineral impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

References

4.12 – Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		<input checked="" type="checkbox"/>		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?		<input checked="" type="checkbox"/>		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		<input checked="" type="checkbox"/>		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		<input checked="" type="checkbox"/>		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update, 2010*; *City of Rialto Municipal Code*; and *Kunzman Associates, Inc., Bloomington Avenue and Willow Avenue Project Noise Impact Analysis, February 8, 2016*.

Environmental Setting

The project proposes to develop and construct 33 single-family detached residential dwelling units on 4.57 acres. The project would include the demolition of two existing single-family detached residential dwelling units currently located within the southern portion of the project site. The project site is bordered by South Willow Avenue on the east and by single-family detached residential dwelling units to the east and south. The site is located on the west

side of S. Willow Avenue between Bloomington Avenue and Randall Avenue. The main noise sources in the area that could affect the project site would be associated with traffic along S. Willow and Bloomington Avenues. Exterior/interior traffic noise level projections were calculated based on average daily traffic volumes (ADTs), topography, and the centerline distances from the subject roadways to the building facades of the site. Secondary noise sources would be associated with residences, such as air conditioning units and various maintenance activities including landscaping or home improvement. The estimated interior noise level has been calculated and the sound transmission class (STC) ratings for windows and sliding glass doors for the project have been provided.

Noise Terminology

The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the "A-weighted" noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA. Decibels are measured on a logarithmic scale, which means a doubling of the energy of a noise source, such as a doubled traffic volume, would increase the noise levels by 3 dBA; halving of the energy would result in a 3 dBA decrease.

Average noise levels over a period of minutes or hours are usually expressed as dBA Leq, or the equivalent noise level for that period of time. For example, Leq(3) would represent a 3-hour average. When no period is specified, a one-hour average is assumed.

It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by Caltrans publication, *Transportation's Traffic Noise Analysis Protocol for New Highway and Reconstruction Projects*.

Vibration

Groundborne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of groundborne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although groundborne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Groundborne noise is an effect of groundborne vibration and only exists indoors, since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

Noise Standards

State Regulations

State standards regulate noise levels of motor vehicles, sound transmission through buildings, occupational noise control, and noise insulation. Title 24 of the California Code of Regulations, also known as the California Building Standards Code, establishes building standards applicable to all occupancies throughout the state. The code provides acoustical regulations for both exterior-to-interior sound insulation, as well as sound and impact isolation between adjacent spaces of various occupied units. Title 24 regulations state that interior noise levels generated by exterior noise sources shall not exceed 45 dBA Ldn/CNEL, with windows closed, in any habitable room for general residential uses.

References

City of Rialto General Plan

The Rialto Noise Guidelines for land Use Planning reflects the City's interpretation of noise guidelines promulgated by the California Office of Noise Control. The guidelines provide the City with an integral tool to gauge the compatibility of land uses relative to existing and future noise levels. Based on guidelines, single-family detached residential dwelling units are considered to be normally acceptable in noise environments of up to 60 dBA CNEL and conditionally acceptable in noise environments that reach up to 70 dBA CNEL. New construction projects in areas where future noise levels are expected to range between 60-70 dBA CNEL should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

City of Rialto Municipal Code

As shown in Table 4.12-1, *Rialto City Noise Standards*, Section 9.50.070 of the City's Municipal Code prohibits construction, erection, alteration, repair, addition, movement, demolition, or improvement to any building or structure except within the hours listed in Table 4-12-1.

Table 4.12-1
Rialto City Noise Standards

October 1st through April 30th	
Monday-Friday	7:00 a.m. to 5:30 p.m.
Saturday	8:00 a.m. to 5:00 p.m.
Sunday	No permissible hours
State holidays	No permissible hours
May 1st through September 30th	
Monday-Friday	6:00 a.m. to 7:00 p.m.
Saturday	8:00 a.m. to 5:00 p.m.
Sunday	No permissible hours
State holidays	No permissible hours

Source: Rialto Municipal Code Section 9.50.070

Vibration Standards

The City of Rialto does not have a published vibration impact criterion. The California Department of Transportation (Caltrans) has published one of the seminal works for the analysis of groundborne noise and vibration relating to transportation- and construction-induced vibrations and although the project is not subject to the regulations, it serves as a useful tool to evaluate vibration impacts. A vibration impact would generally be considered significant if it involves any construction-related or operations-related impacts in excess of 0.2 +inches per second (in/sec) PPV.

Discussion

a, c, and d) **Less Than Significant Impact with Mitigation Incorporated.**

Future Exterior Noise – Traffic

Traffic noise along Bloomington Avenue and Willow Avenue will be the main source of noise impacting the project site and surrounding area. The existing traffic noise levels along the subject roadways range between 62.2 to 67.4 dBA CNEL. The proposed project is anticipated to increase the traffic noise level by approximately 0.1 to 0.7 dBA CNEL. The increase in noise level is considered a nominal amount as it would take a 3 dBA increase or more to hear an audible difference. Therefore, the increase is considered less than significant.

The unmitigated noise level will range between 64.6 to 71.9 dBA CNEL without any noise barriers. Therefore, a 7-ft noise barrier is recommended along Bloomington Avenue to lower noise level below the City's 65 dBA CNEL exterior noise level requirement. The mitigated noise level will range between 62.5 to 64.6 dBA CNEL. The mitigated noise level includes a 7-ft high noise barrier along the northern property line (Lots 21 to 26). The wall must be positioned on top of slope or pad elevation (whichever is higher). With the implementation of the recommended barrier, the exterior noise level will be below the City's 65 dBA CNEL standard.

The following reduction measures shall be implemented to reduce the potential noise level impact.

- A minimum 7-foot tall wall is required along the northern property line to shield residences (Lots 21 to 26) from potential traffic noise from Bloomington Avenue. The wall must be positioned on top of slope or pad elevation (whichever is higher).

Future Exterior Noise – Traffic

The future interior noise level was calculated for the sensitive receptor locations using a typical "windows open" and "windows closed" condition. A "windows open" condition assumes 12 dBA or noise attenuation from the exterior level. A "windows closed" condition assumes 20 dBA of noise attenuation from the exterior noise level. Table 5 indicates the predicted interior noise level for the project site. The interior noise level will range between 52.6 to 59.9 dBA CNEL with the windows open and 44.6 to 51.9 dBA CNEL with the windows closed. To meet the City's interior 45 dBA CNEL standard a "windows closed" condition and upgraded window is required for the project site. The results of the analysis indicate that windows and sliding glass doors directly facing Bloomington Avenue (Lots 18 to 23) will require a minimum sound transmission class (STC) rating of 30 or higher. The remainder of the lots will require windows within an STC 25 or higher. With the implementation of the upgraded windows, the project will comply with the City's interior 45 dBA CNEL requirement.

The following reduction measures shall be implemented to reduce the potential noise level impact.

- The project site shall implement upgraded windows with a minimum (STC > 30) for all windows and sliding glass doors (Lots 21 to 26) directly facing Bloomington Avenue.
- Remaining lots will require windows with a minimum STC > 25 for all windows and sliding glass doors.
- To the fullest extent possible attic vents shall face away from subject roadways and be acoustically treated with acoustic baffles to reduce noise from traveling through attic and into habitable rooms.
- For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal and leaks/cracks must be kept to a minimum.

References

Construction - Noise

Construction noise is considered a short-term impact and would be considered significant if construction activities are undertaken outside the allowable times as described by the City's Municipal Code 9.50.060. Existing single-family detached residential dwelling units located to the south and east of the project site may be affected by short-term noise impacts associated the transport of workers, the movement of construction materials to and from the project site, ground clearing, excavation, grading, and building activities.

Project generated construction noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Noise levels during grading, building construction and paving were calculated. Grading is expected to produce the highest sustained construction noise levels. A likely worst-case construction noise scenario assuming the use of the projected equipment was calculated using the Federal Highway Administration's Roadway Construction Noise Model (RCNM) assuming the use of a grader, a dozer, and two (2) excavators, two (2) backhoes and a scrapper operating at 50 feet from the nearest sensitive receptor.

Assuming a usage factor of 40 percent for each piece of equipment, unmitigated noise levels at 50 feet would reach 90 dBA Leq and 92 dBA Lmax at the nearest residential structures. Noise levels for the other construction phases would be lower and range between 85 to 87 dBA. This assessment assumes construction equipment is located at a distance of 50 feet from nearest residences. Staging of equipment will occur at distances further than 50 feet and will more likely occur approximately 150 feet from sensitive receptors. When extrapolating the noise level to 150 feet the noise level will reduce to 80 dBA. The City has an exemption for construction which occurs during the allowable hours. Construction will follow the allowable hours and therefore the impact would be less than significant.

Mitigation measures can be implemented to reduce these noise levels. These are included in the Mitigation Measure section below. With implementation of Mitigation Measures NOI-1 through NOI-5, and compliance with City Municipal Code 9.50.070, which limits the hours allowed for construction activities, construction noise impacts will be minimized.

b) Less Than Significant Impact with Mitigation Incorporated. A significant impact would occur if project construction or operation results in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

Construction - Vibration

Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. The City allows vibration from temporary construction; however, this analysis provides the potential vibration impact for quantitative purposes. The nearest existing structure adjacent to the project site is located approximately 15-feet to the south of the project site property line. The threshold at which there may be a risk of architectural damage to normal houses with plastered walls and ceilings is 0.20 PPV in/second. Primary sources of vibration during construction would be vibratory rollers or bulldozers. At a distance of 15 feet (distance from project site property line to nearest residential structure), a bulldozer would yield

a worst-case 0.027 PPV (in/sec) which is slightly above the threshold of perception, but below any risk or architectural damage.

The following reduction measures are recommended to reduce temporary construction noise:

- Construction operations must follow the City's General Plan and the Noise Ordinance, which states that operations cannot exceed the stipulations set-forth in Noise Ordinance:
 - Construction shall adhere to the allowable operable hours as denoted within the Noise Ordinance 9.50.070.
 - During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
 - Idling equipment shall be turned off when not in use.
 - Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

Mitigation measures can be implemented to reduce these vibration impacts. These are included in the Mitigation Measure section below. With implementation of Mitigation Measure NOI-6, and compliance with City Municipal Code 9.50.070, which limits the hours allowed for construction activities, construction-vibration impacts will be minimized.

e and f) **No Impact.** No airport land use plans apply to the area, and the proposed project site is not located within two miles of an airport. The nearest airports are Flabob Airport is located approximately 8.0 miles south of the project site at 4130 Mennes Avenue, Riverside, CA 92509, San Bernardino International Airport is approximately 8.4 miles east of the project site at 225 North Leland Norton Way, San Bernardino, CA 92408 and Ontario International Airport is approximately 14 miles west of the project site at 2500 East Airport Drive, Ontario, CA 91761. The project falls outside any airport's noise contours for excessive noise. Therefore, residents or workers would not be exposed to excessive airport noise levels and there would be no impact.

Mitigation Measures

Mitigation Measures that can be implemented to reduce traffic noise include the following:

NOI-1: A minimum 7-foot tall wall is required along the northern property line to shield residences (Lots 21 to 26) from potential traffic noise from Bloomington Avenue. The wall must be positioned on top of slope or pad elevation (whichever is higher).

The following reduction measures shall be implemented to reduce the potential noise level impact.

NOI-2: The project site shall implement upgraded windows with a minimum (STC > 30) for all windows and sliding glass doors (Lots 21 to 26) directly facing Bloomington Avenue.

NOI-3: Remaining lots will require windows with a minimum STC > 25 for all windows and sliding glass doors.

NOI-4: To the fullest extent possible attic vents shall face away from subject roadways and be acoustically treated with acoustic baffles to reduce noise from traveling through attic and into habitable rooms.

NOI-5: For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal and leaks/cracks must be kept to a minimum.

References

The following reduction measures are recommended to reduce temporary construction noise:

NOI -6: Construction operations must follow the City's General Plan and the Noise Ordinance, which states that operations cannot exceed the stipulations set-forth in Noise Ordinance:

- Construction shall adhere to the allowable operable hours as denoted within the Noise Ordinance 9.50.070.
- During construction, the contactor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
- Idling equipment shall be turned off when not in use.
- Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

Level of Significance After Mitigation

Less than Significant.

4.13 – Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			<input checked="" type="checkbox"/>	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			<input checked="" type="checkbox"/>	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			<input checked="" type="checkbox"/>	

Sources

Information used to prepare this section is from the following sources: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2016*. Sacramento, California, May 2016; and *City of Rialto General Plan Update*, 2010.

Environmental Setting

Estimated population of Rialto for 2016 is 107,330 and has an estimated 4.00 persons per household. According to the City's General Plan Housing Element Table 6-35, *RHNA Allocation-2007*, the City estimates that a total of 4,323 new housing units are needed in varying income levels. These are based on SCAG's *Regional Housing Needs Assessment* for Rialto.

The project site is currently designated as Residential 2 (0.0-2.0 du/ac) with an Animal Overlay in the City's General Plan and is zoned as A-1 (Agricultural).

Discussion

a) **Less Than Significant Impact.** The project consists of a General Plan Amendment, Zone Change, Tentative Tract Map No. 20009, Variance and Precise Plan of Design to allow the development of 33 single-family homes on the 4.57-acre site. Using the State's factor of 4.00 persons per household, the project would generate 132 new residents in the City. The project site is an infill project in an area where existing residential already exists. The 132 new residents would represent a less than one percent increase to the City's current population. Therefore, the proposed project would not induce substantial population growth in the area either by building a large number of new dwellings or by extending infrastructure into

References

an area not previously served. The project is directly bringing jobs during construction. Project employment represents approximately less than one percent of the city's project growth which is not substantial and is within the employment growth assumptions for the city. Due to the urban nature of the City and surrounding area, this potential minimal increase in population is expected to be accommodated by existing housing in the City and neighboring communities. Impacts will be less than significant.

b) **Less Than Significant Impact.** The project site is occupied with two single-family residences. These structures will be demolished and replaced with the proposed 33 dwelling units. Replacement housing will not need to be constructed elsewhere as the proposal will not result in the displacement of substantial numbers of existing housing. Impacts to housing will be less than significant.

c) **Less Than Significant Impact.** Displacement, in the context of housing, can generally be defined as persons or groups of persons who have been forced or obliged to flee or to leave their homes or places of habitual residence according to The Brookings Institute's *Handbook for Applying the Guiding Principles on Internal Displacement* published in 1999. There are two existing dwellings, 794 and 814 South Willow Avenue, located on the project site, and therefore approximately 8 residents using the State's factor of 4.00 persons per household. The owners of the properties are in agreement with the proposed development requests. As such, there is no forced or obliged removal of persons, and therefore no displacement. Impacts to housing will be less than significant.

Mitigation Measures

No mitigation measures are necessary because impacts to Population and Housing will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.14 – Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?			<input checked="" type="checkbox"/>	
Police Protection?			<input checked="" type="checkbox"/>	
Schools?			<input checked="" type="checkbox"/>	
Parks?			<input checked="" type="checkbox"/>	
Other public facilities?			<input checked="" type="checkbox"/>	

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update*, 2010; City of Rialto Website, www.yourrialto.com, accessed June 2, 2016; Rialto Unified School District Website, www.rialto.k12.ca.us, accessed June 3, 2016; Great!Schools Website, www.greatschools.org/school-district-boundaries-map/, accessed July 15, 2016.

Environmental Setting

Fire Protection

The City of Rialto operates its own fire and emergency services from four stations located within the City. The closest fire station is located at 131 S Willow Avenue, approximately 0.9 miles north from the project site. The fire department also supplies emergency response personnel, firefighters/paramedics, and a Hazardous Materials Response Team.

The Department tries to adhere to standards recommended by the National Fire Insurance organization as well as the National Fire Protection Association. Those standards allow one minute alarm time, one minute turnout time (time it takes personnel to put on their turnout gear), and first units to respond to a fire or medical emergency within four minutes; the remaining equipment must respond within eight minutes.

References

Police Protection

The City of Rialto operates its own police force, providing a full range of law enforcement and community safety programs, including: field patrol, K-9, School Resource Officer (SRO), Drug Abuse Resistance Education (DARE), Street Crime Attack Team, investigations, traffic, narcotics, training/backgrounds, Strategic Weapons and Tactics, and crisis negotiations. The Police Department is located at 128 N. Willow Avenue, approximately 0.9 miles north from the project site.

Schools

Rialto is served by three school districts: the Rialto Unified School District (RUSD), Fontana Unified School District (FUSD), and Colton Joint Unified School District (CJUSD), which serves a small portion of southern Rialto and Bloomington. RUSD serves the area encompassing the project site. RUSD serves over 30,000 students with a 55-square mile area. RUSD has 17 elementary schools, five middle schools, three high schools, one continuation high school, and one alternative high school. The district provides kindergarten through 12th grade educational services and facilities to the City of Rialto. Schools that would serve the site are Simpson Elementary School, Rialto Middle School, and Rialto High School. RUSD currently charges Level 1 Developer fees to offset impacts on influx of students from new developments. The Level 1 residential developer fee is currently \$3.48 per square foot.

Parks

See Section 4.15, Recreation for discussion on parks.

Other Public Services

Library services in Rialto are provided by the San Bernardino County Library System. The Rialto Branch and Carter Branch Library are within the City limits. Both libraries provide a full range of resources, including: books, movies, computers, and internet access.

Discussion

a) **Less Than Significant Impact.** The project would have a less than significant impact on Rialto Fire Department's ability to provide fire protection services to the project site. The project is an infill project of 33 single-family detached homes in an area with residential development adjacent to the property. The Rialto Fire Department currently has a service response goal of one minute alarm time, one minute turnout time (time it takes personnel to put on their turnout gear), and first units to respond to a fire or medical emergency within four minutes; the remaining equipment must respond within eight minutes, based on the NFPA 1710 standards.

The nearest Fire Station is the Fire Department Headquarters (Station 201), located at 131 S. Willow Avenue, which is approximately 0.9 miles directly north of the project site via Willow Avenue. The Station has a current operating apparatus of: one engine, one medic engine, two medic ambulances, one foam truck, and one investigations unit. The second nearest station is Station 203, approximately 4.1 miles northwest of the project site, is located at 1529 N. Ayala Road, Rialto. Based on the project's close proximity to Station 201, service response goals for Rialto Fire Department in respect to the project location will be met. The developer will be required to pay the City's development impact fees for Fire Service which will help fund fire services necessary to protect the City of Rialto. The project is a proposed infill site, The project is within proximity to a fire station. Therefore, the project

would not have a significant impact on fire response times and would not otherwise create a substantially greater need for fire protection services than already exists. No new or expanded fire protection facilities would be required as a result of this project. Impacts related to expansion of fire protection services will be less than significant.

b) Less Than Significant Impact. The project is an infill project of 33 new homes in an area that is primarily residential development. The Rialto Police Department is located at 128 N. Willow Avenue, approximately 0.9 miles north of the project site. The department consists of 106 sworn officers, 39 unsworn support staff, 17 part-time positions, and four K-9 trained police dogs. The desired officer to resident ratio is 1:1000. Currently, based on the California Department of Finance E-5 Report, the population of Rialto is estimated to be 107,330 people. The officer-to-1000 resident ratio is currently estimated to be 0.99 [$106/(107,330/1000)=0.99$].

Based on a family of 4.0 persons in each home, the proposed project has the potential to increase the population of the City by 132 residents. Funding for services by the Department are derived from the City's General Fund, state and federal grants, and from donations pledged to Rialto Police Foundation. The developer is responsible for paying the City's development impact fees for Police Service which will help fund any police services to protect the new development and the City of Rialto. The proposed residential development will not result in any unique or more extensive crime problems that cannot be handled with the existing level of police resources. No new or expanded police facilities would need to be constructed as a result of this project. Impacts related to expansion of police protection services will be less than significant.

c) Less Than Significant Impact. This project is located within the Rialto Unified School District's (RUSD) service area. Schools that would serve the site are Simpson Elementary School, Rialto Middle School, and Rialto High School. Based on the estimated student generation rates provided by the RUSD, it is estimated that the project could generate 22 students in the RUSD. There would be 10 elementary aged children (0.3×33), 5 middle school students (0.15×33) and 7 high school students (0.21×33) generated by this proposed project. These students may or may not be totally new to the district; families may relocate to the proposed development from other parts of the district, merely shifting the student population from other areas of the District.

Pursuant to the Leroy F. Green School Facilities Act (AB 2926), the project proponent will be required to pay developer fees prior to the issuance of building permits. The RUSD charges a Level 1 Residential Developer Fee in the amount of \$3.48 per square foot to mitigate for students generated from new residential developments. This fee will help support provision of school services for the community as a whole. According to AB 2926, payment of developer fees constitutes adequate mitigation for any project-related impacts to school facilities. Impacts to the school facilities will be less than significant.

d) Less Than Significant Impact. Demand for park and recreational facilities are generally the direct result of residential development. The project will contribute a total of 132 new residents. The project will be providing open space amenities including a pool, an outdoor dining space, multi-use open space areas and a barbeque area. No substantial demand for park and recreation facilities will result. Impacts will be less than significant.

e) Less Than Significant Impact. The proposed project, 33-unit residential use, will result in a limited population growth, however, will not require expansion of any other public services such as libraries or hospitals. The closest public library to the project site is the Rialto Branch, located at 251 W. 1st Street which is approximately 1 mile north of the site. Library services in Rialto

References

are provided by the San Bernardino County Library System and there are currently two library branches within city limits. The project is not anticipated to impact the libraries in the community because an increase in the population of up to 132 people would represent less than one percent of the City's estimated 2016 population. No substantial demand for other services or facilities will result. Impacts will be less than significant.

Mitigation Measures

No mitigation measures are necessary because impacts to Public Services will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.15 – Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			<input checked="" type="checkbox"/>	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			<input checked="" type="checkbox"/>	

Sources

Information used to prepare this section is from the following sources: *City of Rialto General Plan Update*, 2010; *City of Rialto Website*, <http://yourrialto.com/>, accessed June 3, 2016; State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2016*. Sacramento, California, May 2016.

Environmental Setting

According to the City of Rialto General Plan Update of 2010, the City's Parks and Recreation Division has nine park facilities located throughout the City. The nearest park to the project is Anderson Park, which is located at the 726 S. Lilac Avenue (0.7 miles west of the project site). The park is approximately five acres in size with amenities including open area, playground area, picnic facilities, restrooms, horseshoe pits, a jogging trail, a fitness course, and a covered structure with elevated bandstand platform. The largest park in Rialto is Jerry Eaves Park, located at 1485 N. Ayala, approximately 3.9 miles northwest from the project site. The 22-acre park includes seven soccer fields, a snack bar, playground, picnic facilities, restrooms, open area, and shade structures.

The Rialto Parks and Recreations Division also operates recreation centers for residents. The Racquet and Fitness Center is located at 1243 S. Riverside Avenue, approximately 0.8 miles southeast of the project site. The center includes fitness training equipment, group exercise classes, three racquetball courts, and the Tom Sawyer Swimming Pool. The Community Center and Senior Center also offer additional recreation activities for Rialto residents.

Discussion

a) **Less Than Significant Impact.** Implementation of the proposed 33-dwelling unit project would result in an increase in population of approximately 132 persons based on a family of 4.0 persons (2015 State Department of Finance E-5 Report). Therefore, the demand for recreation

References

facilities will grow. The proposed project will construct open space amenities including a swimming pool, an outdoor dining space with a barbeque; common open space areas and children's play area. These recreational facilities are part of the entire proposed project. The recreational facilities are anticipated to have a less than significant impact on the environment. This project will incrementally increase the use of some types of recreational facilities in the city of Rialto.

The developer must pay development impact fees for the City's parks based on the number of dwelling units in the subdivision. Because of the relatively small size of the project site (4.57 acres) and its location within an area surrounded with residential uses. The proposed project will provide some recreation open space within the development that has potential to offset impacts on City parks. Also, the developer will pay the park development fee and Quimby fees to reduce impacts addition resident will have on community parks. The Quimby Act of 1975 requires cities to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities. In addition to fees for future park land, the City's recreation department offers programs that can be used by residents for a fee (the cost is dependent on the type of class/program and length of the class/program). Therefore, the project's impact on the City's park and recreation facilities and programs would be less than significant and no mitigation is required.

b) **Less Than Significant Impact.** The proposed project is 33-unit residential development and does include outdoor recreational facilities including children's play area and pool. It does not necessitate expansion of existing outdoor recreational facilities. Therefore, there will be no adverse physical effect on the environment caused by expansion or construction of outdoor recreational facilities. Impacts would not be considered significant.

Mitigation Measures

No mitigation measures are necessary because Recreation impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.16 – Transportation and Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			<input checked="" type="checkbox"/>	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			<input checked="" type="checkbox"/>	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?			<input checked="" type="checkbox"/>	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			<input checked="" type="checkbox"/>	

Sources

Information used to prepare this section is from the following sources: *Kunzman Associates, Inc., Bloomington Avenue and Willow Avenue Project Traffic Impact Analysis, February 9, 2016*; *San Bernardino Associated Governments, San Bernardino County Congestion Management Program 2016 Update, June 2016*; and *City of Rialto General Plan Update, 2010*.

Environmental Setting

References

The proposed project is the development of a 4.57-acre site with 33 single-family homes (under Tentative Tract Map (TTM) 20009) located west of South Willow Avenue between Bloomington Avenue and Randall Avenue in the City of Rialto. The Traffic Impact Analysis assumes that the project would be constructed and at full occupancy by 2017. The project is estimated to generate a net total of approximately 314 daily vehicle trips, with approximately 24 AM peak hour trips and 33 PM peak hour trips.

The General Plan designates the entire area as Residential 2 (0.0-2.0 du/ac) with an Animal Overlay, but RC Hobbs is requesting a General Plan Amendment to have the designation changed to Residential 12, allowing 6.1-12.0 du/ac. Primary access to the site will be from South Willow Avenue, which has been designated as a Collector with a 64-foot right-of-way, including travel lanes and curb/gutter/sidewalk. The designation of the street as a collector and the existing configuration of the travel lanes, intersections, etc. are consistent with the General Plan Circulation Element and Map. Accessibility to the new development will be provided via a private road from South Willow Avenue, as illustrated on TTM 20009. The project abuts Bloomington Ave, a Major Arterial, with a 120-foot right-of-way. The project has been designed with no direct access to Bloomington Avenue.

According to the General Plan Circulation Element, there is public transit within close proximity that could potentially service future residents within the project. The Rialto Metrolink Station is approximately one mile north of the project site. The route runs between San Bernardino and Los Angeles which can be utilized by residents commuting to larger cities. Also, there is an Omnitrans bus route (Route 15) along Merrill Avenue and bus route (Route 22) along Riverside Avenue.

Existing Levels of Services

Consistent with City of Rialto guidelines, an impact is considered significant if the proposed project causes an intersection to drop below the target Level of Service (LOS). The definitions of LOS for interrupted traffic flow (flow restrained by the existence of traffic signals and other traffic control devices) differ slightly depending on the type of traffic control. The LOS is typically dependent on the quality of traffic flow at the intersections along a roadway.

The definition of an intersection deficiency has been obtained from the City of Rialto General Plan. The General Plan states that peak hour intersection operations of LOS C/D or better are generally acceptable. Therefore, any intersection operating at LOS E or F would be considered deficient. Unsignalized intersections must operate with no vehicular movement having an average delay that exceeds 120 seconds during the peak hours. As shown in Table 4.16-1, *Existing Roadway Segment Capacity Analysis*, shows the daily roadway operation for roadway segments within the project vicinity is currently Level of Service D or better.

Table 4.16-1 Existing Roadway Segment Capacity Analysis

Roadway	Jurisdiction	Segment		Number of Lanes	Capacity for LOS D	Average Daily Traffic Volume	LOS D or Better?
		From	To				
Willow Avenue	Rialto	Bloomington	Randall	2U	12,499	4,900	Yes

Source: Traffic Impact Analysis, Kunzman Associates, Inc, 2016, Table 1.

Discussion

a) **Less than Significant Impact.** A project-specific Traffic Impact Analysis, authored by Kunzman Associates, Inc., dated February 9, 2016 was prepared to assess project traffic impacts.

The proposed project is expected to generate a net increase of 24 vehicle trips (6 inbound trips and 18 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed project is expected to generate a net increase of 33 vehicle trips (21 inbound trips and 12 outbound trips). Over a 24-hour period, the proposed project is forecast to generate a net increase of 314 daily trip ends during a typical weekday.

In order to evaluate the potential impacts to the local street system, three study intersections and one roadway segment were analyzed to determine changes in operations following occupancy and utilization of the proposed project. The three study intersections were determined in consultation with City of Rialto staff as these intersections have the greatest potential to experience significant traffic impacts due to the project. During peak hours for existing conditions, study area intersections are currently operating at LOS B or higher, which has been determined by the City's General Plan to be acceptable. The existing Plus Project Intersection analysis is intended to identify the project-related impacts on existing traffic in the study area. During peak hours for existing conditions plus the project, study area intersections would operate at LOS B or higher, which has been determined to be acceptable in the City's General Plan. The Traffic Impact Analysis analyzed the existing plus ambient growth traffic delays and LOS for the study area for 2017, the estimated opening year. During peak hours for 2017 conditions, study area intersections would operate at LOS C or higher, which has been determined to be acceptable in the City's General Plan. The Traffic Impact Analysis analyzed 2017 traffic conditions plus the project to identify possible project-related impacts on traffic once the development is complete. During peak hours for 2017 conditions, study area intersections would operate at LOS C or higher, which has been determined to be acceptable in the City's General Plan.

It is concluded that the proposed project is not expected to create a significant traffic impact at any of the three study intersections. Incremental but not significant impacts are noted at the study intersections with completion of the proposed project. Because there are no significant impacts, no direct traffic mitigation measures are required or recommended for the study locations, however, a roadway dedication along the Bloomington Avenue and South Willow Avenue project frontages will be required to comply with the Rialto General Plan Circulation Element. Based on the agency thresholds of significance the addition of project generated trips is forecast to result in no significant impacts at the study intersections for project opening year (2017) with project conditions. As such, impacts associated with new traffic impacts would be less than significant.

b) **Less than Significant Impact.** Pursuant to the San Bernardino Associated Government (SANBAG) Congestion Management Plan (CMP), any project that adds 50 or more vehicle trips to CMP roadway segments during peak hours must be examined for impact of CMP roadways and intersections. The nearest designated CMP roadway is Bloomington Avenue. The City of Rialto requires the study area to include any intersection of streets on which at least one street is classified as Collector or above and the proposed project is forecast to contribute more than 50 peak hour trips. The project trip contribution test volumes on the roadways adjacent to the project show eight trips during the evening peak period contributing to the Bloomington Avenue and South Willow Intersection. The proposed project would marginally increase existing traffic volumes incrementally during the A.M. and P.M peak hours. Therefore, the project will not result in Bloomington Avenue to exceed the service level established in the CMP. Impacts to CMP facilities will be less than significant. Impacts would be less than significant.

References

c) **No Impact.** A significant impact would occur if the proposed project caused a change in air traffic patterns that would result in a substantial safety risk. The project site is not located within an airport land use plan and does not include any structures that would change air traffic patterns or uses that would generate air traffic. Furthermore, the proposed building heights would not affect airport approach or departure spaces or any air traffic patterns. Therefore, no impacts related to a change in air traffic patterns would occur.

d) **No Impact.** A significant impact would occur if the proposed project substantially increased an existing hazardous design feature or introduced incompatible uses to the existing traffic pattern. Access to the project site is proposed via a private road from South Willow Avenue. The design of the proposed project would comply with all applicable City regulations. Furthermore, the proposed project does not involve changes in the alignment of South Willow or Bloomington Avenue, which are adjacent to the project site. Where the project site meets South Willow Avenue, the roadway is nearly at grade with the project site. No line of sight issues will occur due to undulations in the road. Sight distance at the project access shall comply with standard California Department of Transportation and City of Rialto sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits. The applicant will be constructing Willow Avenue from Bloomington Avenue to the south project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary. Additionally, the applicant will be constructing Bloomington Avenue from the west project boundary to Willow Avenue at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary. The project design will be in accordance with City standards and, therefore, there will be no impact cause by hazardous design features.

e) **Less Than Significant Impact.** A significant impact would occur if the design of the proposed project would not satisfy emergency access requirements of the Rialto Fire Department or in any other way threaten the ability of emergency vehicles to access and serve the project site or adjacent uses. The proposed project would not result in inadequate emergency access. As discussed above, access to the project site is proposed via a private roadway off South Willow Avenue. The drive aisles are of sufficient length to provide access to fire and emergency vehicles and is consistent with the California Fire Code. All access features are subject to and must satisfy the City of Rialto and Rialto Fire Department design requirements. This project would not result in adverse impacts with regard to emergency access.

f) **Less than Significant Impact.** Public bus transit service in the project vicinity is currently provided by the Omnitrans. The study area is currently not served directly by Omnitrans. The nearest bus routes are Route 15 along Merrill Avenue and Route 22 along Riverside Avenue. The Rialto Metrolink Station is approximately one mile north of the project site also provides transportation opportunities. The route runs between San Bernardino and Los Angeles which can be utilized by residents commuting to larger cities. The proposed project would not result in any changes to lane or street configuration, or to existing sidewalks that could affect performance or safety of alternative transportation facilities. Any potential impacts to alternative transportation would be less than significant.

The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. The proposed project would not result in any substantial changes to lane or street configuration of Bloomington and South Willow Avenues, any surrounding streets, or to existing sidewalks. Bloomington Avenue is a designated Class II bike route in the City's General Plan. South Willow Avenue is not designated as a bike route. During

project construction, temporary closures of sidewalk areas will be required to complete roadway access aisles. However, these closures would be short-term in nature and appropriate signage would be required to direct pedestrians around the closure. Impacts would be less than significant.

Mitigation Measures

No mitigation measures are necessary because Traffic impacts will be less than significant.

Level of Significance After Mitigation

Not Applicable

References

4.17 – Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			<input checked="" type="checkbox"/>	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<input checked="" type="checkbox"/>	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			<input checked="" type="checkbox"/>	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			<input checked="" type="checkbox"/>	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			<input checked="" type="checkbox"/>	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			<input checked="" type="checkbox"/>	
g) Comply with federal, state, and local statutes, and regulations related to solid waste?				<input checked="" type="checkbox"/>

Sources

Information used to prepare this section is from the following sources: Rialto Water District Website; Burrtec Waste and Recycling Services Website, Accessed July 6, 2016; CalRecycle Website (<http://www.calrecycle.ca.gov/>), Accessed July 6, 2016; Blaine A. Womer Civil Engineering, *Sewer Capacity Analysis*, January 22, 2016; Blaine A. Womer Civil Engineering, *Preliminary Water Quality Management Plan for Rialto PUD*, May 18, 2016; and the *City of Rialto Sewer Master Plan*, April 2013.

Environmental Setting

Water

The City of Rialto Department of Public Works Water Division, the West Valley Water District (WVWD), and the Fontana Water Company (FWC) provide water services to the City of Rialto. The proposed project site is located in the area served by the Rialto Water District. Water demand, as described in the 2015 Annual Drinking Water Quality Report (Consumer Confidence Report), noted 51.2% of the total potable water came out of the ground water basins, 37.4% was supplied by San Bernardino Valley Municipal Water District and, 11.4% by West Valley Water District of its surface water entitlement. The maximum daily production was 13.812 million gallons with a minimum daily Production of 2.131 million gallons and to average a daily production of 7.83 million gallons.

Wastewater

The City of Rialto owns, operates, and maintains the local public sanitary sewer system, which includes a wastewater collection system and treatment plant that serve most properties within the City limits. The sewer system serves all of the City's incorporated areas and accepts wastewater from outside the city limits. The wastewater collection system consists of approximately 263 miles of sewer line laid out as a gravity flow system to take advantage of the general northwest to southeast slope of the City. There are six pump stations in Rialto to aid in the movement of wastewater. The wastewater is directed toward the Waste Water Treatment Plant (WWTP), which consists of five different plants that were constructed over time to accommodate population growth. The WWTP has a total design capacity of 12 million gallons per day (MGD).

Solid Waste Service

The City of Rialto has contracted Burrtec with solid waste collection services. Burrtec provides curbside pickup for regular trash, green waste, and recyclables. According to the Burrtec website, they also offer bulky item pick-up, Christmas tree recycling, electronic waste, and used motor oil collection upon request. Solid waste that is collected from the City is routed to the Mid-Valley Sanitary Landfill, located within City limits north of the 210 Freeway. The Mid-Valley Sanitary Landfill is owned and operated by the County of San Bernardino Solid Waste Management Division. The landfill encompasses 498 acres, 222 of which are being used for waste disposal activities. The landfill is permitted to accept 7,500 ton/day of solid waste.

Discussion

a) **Less Than Significant Impact.** The proposed project could affect Regional Water Quality Control Board treatment standards by increasing wastewater production, which would require expansion of existing facilities or construction of new facilities. Exceeding the RWQCB treatment standards could result in contamination of surface or ground waters with pollutants such as pathogens and nitrates.

New development in the city is required to install wastewater infrastructure concurrent with project development. All wastewater generated by the interior plumbing system of the proposed project would be discharged into the local sewer main and conveyed for treatment at the Waste Water Treatment Plant (WWTP). The wastewater collection system in Rialto consists of vitrified clay pipes and was designed and laid out as a gravity flow system to take advantage of the general northwest to southwest flow of the City. The sewer treatment plant is located in the southeast section of the City at the end of the system. According to the General Plan, the capacity of the sewer system is adequate to handle the demand of existing development within the City. The project will not exceed wastewater treatment requirements applicable by the Regional Water Quality Control Board for the regional wastewater treatment plant operated by the Rialto Water District because the project is a residential project that will only generate

References

domestic wastewater (rather than commercial or industrial wastewater). The waste water treatment plant consists of five individual plants with a combined total treatment design capacity of over 12 mgd. Therefore, the project will have a less than significant impact regarding wastewater treatment requirements. The addition of 33 homes would typically generate 360 gallons per day per household. This is based on a rule of thumb of water usage minus 10-15 percent for landscape irrigation. For this project 10 percent was used assuming that drought tolerant landscaping would be used in the tract. At 360 gpd, the new development would generate approximately 11,880 gpd of wastewater or approximately 0.0009 percent of the 12 million gpd that can be processed at the Rialto WWTP. Wastewater conveyed from the site would undergo treatment in accordance with applicable regulations, including the requirements of the RWQCB. The project would have a less than significant impact related to wastewater treatment requirements of the RWQCB.

b) Less Than Significant Impact. The City operates its own municipal water supply and distribution system, which provides water service to much of the city of Rialto, including the project site. Sections 10910-10915 of the State Water Code require the preparation of a water supply assessment (WSA) demonstrating sufficient water supplies for any subdivision that involves the construction of more than 500 dwelling units, or the equivalent thereof. As the project is below the established thresholds, no WSA is required. Water supply and demand is discussed in more detail in Section 4.17d below; demand associated with the proposed project would not necessitate expansion of existing water facilities or require new facilities. The project would not alter or impact any existing water treatment facilities, and would not substantially increase demand so as to require expansion of existing or new facilities.

The project is proposing an new 8-inch sewer line to connect to the 18-inch sewer main in South Willow Avenue. Due to topographic constraints, it will be necessary to install a parallel 8-inch sewer line in South Willow Avenue to the next downstream manhole approximately 223 linear feet to the south to gravity serve the project. Connections to local water and sewer mains would involve temporary and less than significant construction impacts that would occur in conjunction with other on-site improvements. No additional improvements are anticipated to either sewer lines or treatment facilities to serve the proposed project. Standard connection fees will address any incremental impacts of the proposed project. Therefore, the project will result in less than significant impacts as a result of new or expanded water and wastewater treatment facilities.

c) Less Than Significant Impact. Potentially significant impacts could occur as a result of this project if storm water runoff was increased to a level that would require construction of new storm drainage facilities. As discussed in the Hydrology section, the proposed project would not generate substantially increased runoff from the site. The site will be constructing on-site storm drains with connections to the existing system. The increase in stormwater flow would not lead to requiring the construction of new facilities or expansion of existing storm drainage facilities; this level can be accommodated by existing storm drainage facilities. With regard to project operation, on-site drainage will continue to function through sheet flow to the driveways, discharging into streets and drainage systems. The project is proposing a detention basin to handle stormwater flows. Proposed basin mitigates runoff volume, time of concentration and peak runoff as it is designed to retain the 100-year, 24-hour storm in the developed condition (1.00 ac ft.). Peak discharge to empty the basin in 48 hours is 0.25 cfs. With the basin, increased discharges to the City's existing storm drain system will not occur and will not impact local storm drain capacity. The project is not an industrial use and therefore will not result in substantial pollutant loading such that treatment control BMPs would be required to protect downstream water quality.

A NPDES permit will be required for the proposed project, which requires adoption of appropriate Stormwater Pollution Prevention Plan (SWPPP) and implementation of Best Management Practices (BMPs). The proposed project's storm drainage system would include treatment methods, such as

vegetated swales, to ensure the storm water would be cleaned and retained onsite to a level equal to or greater than the NPDES mandates. Implementation of BMPs would reduce pollutants in stormwater and urban runoff from the project site. The proposed storm drainage system, in combination with the SWPPP and BMPs, must be designed to the satisfaction of the City's Public Works Director and in conformance with all applicable permits and regulations. The project applicant/developer would be required to provide all necessary on-site infrastructure. Impacts would be less than significant, and no mitigation beyond compliance with existing laws is required.

d) **Less Than Significant Impact.** The project, with 33 houses would use approximately 13,200 gallons per day (gpd), estimating 400 gpd per household, or 4,818,000 gallons per year. The proposed project would generate a marginal increase in additional demand for water, relative to overall existing citywide demand. As the Urban Water Management Plan anticipates an overall increase in demand associated with development in the area over 2010 conditions, and the water demand for this project is within that demand assumption, impacts would be less than significant. There are sufficient water supplies in the City to meet the project's estimated water demand. The project would not substantially deplete water supplies, and the project would have a less than significant impact on entitled water supplies.

The project would be required to comply with Chapter 12.50 (Water Efficient Landscaping) of the City of Rialto Municipal Code, which would lessen the project's demand for water resources. Also, CBC Title 24 water efficiency measures require a demonstrated 20 percent reduction in the use of potable water. The project's landscaping plans include drought tolerant landscaping materials. Compliance with Title 24, and the City's Water Conservation in Landscaping and Water Efficient Landscaping Ordinances will reduce the proposed project's impacts to groundwater supplies to a level of less than significant.

e) **Less Than Significant Impact.** As detailed in Sections 4.17a and 4.17b, the proposed project will be adequately served by existing facilities. Therefore a less than significant impact would occur.

f) **Less Than Significant Impact.** Significant impacts could occur if the proposed project will exceed the existing permitted landfill capacity or violates federal, state, and local statutes and regulations.

Solid waste generated during construction and post construction will be managed by the applicant's contractor. A waste management plan will be developed with the General Contractor and appropriate third party recycling vendor for the project so that 50 percent of construction wastes are recycled or salvaged. The nearest landfill to the project site is the Mid-Valley Sanitary Landfill located at Alder Avenue north of the 210-Freeway approximately 4 miles northerly of the proposed project site. The 33 single-family homes that would be built would have solid waste service provided. The USEPA has estimated that in the United States, a typical person will generate 4.4 pounds of solid waste per day. Using the average of 4.0 persons per household for the 33 new homes, approximately 581 pounds per day would be generated. The USEPA has also estimated that approximately 1.53 pounds of every 4.4 pounds generated are recycled. The remaining solid waste would go to the landfill. Burrtec is the solid waste hauler and this firm operates transfer stations and material recovery facilities throughout the region with one of the largest located nearby in the City of Fontana. The City of Rialto is committed to meeting the goals of SB 939 with regard to meeting the State's goal of 50 percent diversion of solid waste from landfills. In order to meet this goal and also continue to accommodate additional population growth in the region, cities counties and waste managers such as Burrtec must increase the amount of source reduction, recycling and composting that can be done. To that end, Burrtec was recently (2012) permitted to increase the amount of

References

material accepted at the West Valley Material Recovery Facility in Fontana to 7,500 tons per day. Therefore this impact would be less than significant and no mitigation is required

g) **No Impact.** The proposed project is required to comply with all applicable Federal, State, County, and City statutes and regulations related to solid waste as a standard project condition of approval. Therefore, no impact would occur.

Mitigation Measures

No mitigation measures are necessary because impacts to Utilities will be less than significant.

Level of Significance After Mitigation

Not Applicable

4.18 – Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2.18 MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		<input checked="" type="checkbox"/>		
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			<input checked="" type="checkbox"/>	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		<input checked="" type="checkbox"/>		

Sources

Information used to prepare this section is from Sections 4.1 through 4.17 above.

Discussion

a) **Less Than Significant With Mitigation Incorporated.** The proposed project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, as discussed in Section 4.1, and would not result in excessive light or glare. The project site is located within an urbanized area with no natural habitat. The project would not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species, as discussed in Section 4.4. The environmental analysis provided in Section 4.2 concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Sections 4.7 and 4.9 conclude that impacts related to climate change and hydrology and water quality will be less than significant with mitigation incorporated. Based on the preceding analysis of potential impacts in the responses to items 4.1 thru 4.17, no evidence is presented that this project would degrade the quality of the environment. The City hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant with mitigation.

References

Cultural Resources. The proposed project would not cause a substantial adverse change in the significance of an archaeological resource. Construction-phase procedures would be implemented in the event any important archaeological or paleontological resources are discovered during grading, consistent with required State laws. This site is not known to have any association with an important example of California's history or prehistory. Section 7050.5 of the California Health and Safety Code states that if human remains are discovered on the site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition. In the unlikely event that archaeological or paleontological resources are uncovered during grading or construction, or human remains are found the following measures must be implemented:

Mitigation Measure CR-1: If subsurface cultural resources (archaeological or paleontological) are encountered during grading or construction, all ground-disturbing activity will cease within 100 feet of the resource. A qualified archaeologist/paleontologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. No further grading will occur in the area of the discovery until the City approves the measures to protect the resources. Any archaeological artifacts or paleontological resources recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.

Mitigation Measure CR-2: In the event that human remains are uncovered, no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Bernardino County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

b) Less Than Significant. Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

The proposed development will generally result in less than significant environmental impacts (with mitigation incorporated), as discussed herein. Short-term impacts related to noise will be less than significant and therefore will not contribute substantially to any other concurrent construction programs that may be occurring in the vicinity. Short-term impacts related to pollutant emissions will be less than significant and will not exceed maximum thresholds.

The proposed project would not significantly cumulatively affect the environment. Water supplies have been studied in the Urban Water Management Plan, and the above cumulative projects are consistent with UWMP level of development assumptions. Continued efforts towards water conservation, as required by State law, would reduce water demands; the project would result in a less than significant cumulative impact on water supply and other resources. As indicated in Section 4.16 herein, the proposed project would not result in any significant traffic impacts to traffic or transportation. Based on the Air Quality Report, air quality could be affected in the

short-term during construction, but long-term cumulative effects will have a less than significant impact on air quality. Adherence to all mitigation measures recommended, the cumulative impacts can be mitigated to less than significant levels

c) **Less Than Significant with Mitigation Incorporation.** Based on the analysis of the proposed project's impacts in the responses to items 4.1 thru 4.17, there is no indication that this project could result in substantial adverse effects on human beings. While there would be a variety of temporary adverse effects during construction related to noise and criteria pollutant emission these would be minimized to acceptable levels through implementation of routine construction control measures. Long-term effects would include increased vehicular traffic, traffic-related noise, periodic on-site operational noise, minor changes to on-site drainage, and changing of the visual character of the site. Projected emission levels would be below the thresholds of significance recommended by the South Coast Air Quality Management District. Project-related traffic would represent a small percentage increase in traffic volumes along nearby roadways and would have a less-than-significant impact on roadway noise levels. The proposed project could substantially impact sensitive receptors in the vicinity, but mitigation measures have been developed to reduce impacts to a less than significant level. The measures are:

Mitigation Measure NOI-1: A minimum 7-foot tall wall is required along the northern property line to shield residences (Lots 21 to 26) from potential traffic noise from Bloomington Avenue. The wall must be positioned on top of slope or pad elevation (whichever is higher).

Mitigation Measure NOI-2: The project site shall implement upgraded windows with a minimum (STC > 30) for all windows and sliding glass doors (Lots 21 to 26) directly facing Bloomington Avenue.

Mitigation Measure NOI-3: Remaining lots will require windows with a minimum STC > 25 for all windows and sliding glass doors.

Mitigation Measure NOI-4: To the fullest extent possible attic vents shall face away from subject roadways and be acoustically treated with acoustic baffles to reduce noise from traveling through attic and into habitable rooms.

Mitigation Measure NOI-5: For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal and leaks/cracks must be kept to a minimum.

Mitigation Measure NOI-6: Construction operations must follow the City's General Plan and the Noise Ordinance, which states that operations cannot exceed the stipulations set-forth in Noise Ordinance:

- Construction shall adhere to the allowable operable hours as denoted within the Noise Ordinance 9.50.070.
- During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
- Idling equipment shall be turned off when not in use.
- Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

Based on the analysis in this Initial Study, the City finds that direct and indirect impacts to human beings will be less than significant with mitigation incorporation.

5.1 – List of Preparers

City of Rialto (Lead Agency)

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

Daniel Casey, Associate Planner

PGN (Environmental Analysis)

PO Box 2473
Menifee, CA 92586

5.2 – Persons and Organizations Consulted

Blaine A. Womer Civil Engineering, *Preliminary Water Quality Management Plan for Rialto PUD*, May 18, 2016.

Blaine A. Womer Civil Engineering, *Sewer Capacity Analysis*, January 22, 2016.

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6 Summary of Mitigation Measures

Mitigation Measure CR-1: If subsurface cultural resources (archaeological or paleontological) are encountered during grading or construction, all ground-disturbing activity will cease within 100 feet of the resource. A qualified archaeologist/paleontologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. No further grading will occur in the area of the discovery until the City approves the measures to protect the resources. Any archaeological artifacts or paleontological resources recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.

Mitigation Measure CR-2: In the event that human remains are uncovered, no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Bernardino County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Mitigation Measure NOI-1: A minimum 7-foot tall wall is required along the northern property line to shield residences (Lots 21 to 26) from potential traffic noise from Bloomington Avenue. The wall must be positioned on top of slope or pad elevation (whichever is higher).

Mitigation Measure NOI-2: The project site shall implement upgraded windows with a minimum (STC > 30) for all windows and sliding glass doors (Lots 21 to 26) directly facing Bloomington Avenue.

Mitigation Measure NOI-3: Remaining lots will require windows with a minimum STC > 25 for all windows and sliding glass doors.

Mitigation Measure NOI-4: To the fullest extent possible attic vents shall face away from subject roadways and be acoustically treated with acoustic baffles to reduce noise from traveling through attic and into habitable rooms.

Mitigation Measure NOI-5: For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal and leaks/cracks must be kept to a minimum.

Mitigation Measure NOI-6: Construction operations must follow the City's General Plan and the Noise Ordinance, which states that operations cannot exceed the stipulations set-forth in Noise Ordinance:

- Construction shall adhere to the allowable operable hours as denoted within the Noise Ordinance 9.50.070.
- During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
- Idling equipment shall be turned off when not in use.
- Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.



Appendix Materials

- Appendix A Project Plans: Tentative Map, Grading Plan, Landscape Plan and Architectural Submittal
- Appendix B Air Quality and Global Climate Change Impact Analysis
- Appendix C General Biological Resources Assessment
- Appendix D Historical/Archaeological Resources Survey Report (Under separate cover)
- Appendix E Geology/Hydrology Information: Preliminary Soils Investigation, Soil Infiltration Testing Preliminary Water Quality Management Plan and Sewer Capacity Analysis
- Appendix F Noise Impact Analysis
- Appendix G Traffic Impact Analysis

Mitigation Monitoring and Reporting Program
Environmental Assessment No. 16-16
R.C. Hobbs Company, Inc.
Subdivision of 4.57 gross acres into 33 single-family lots

Measure No.		Mitigation Measures	Timing	Monitoring Milestone	Responsible Party for Monitoring	Initials	Date	Remarks
Cultural Resources								
CR-1	If subsurface cultural resources (archaeological or paleontological) are encountered during grading or construction, all ground-disturbing activity will cease within 100 feet of the resource. A qualified archaeologist/paleontologist will be retained by the City/applicant to assess the find, and to determine whether the resource requires further study. No further grading will occur in the area of the discovery until the City approves the measures to protect the resources. Any archaeological artifacts or paleontological resources recovered as a result of mitigation will be donated to a qualified scientific institution approved by the City where they would be afforded long-term preservation to allow future scientific study.		During Construction	Grading and ground disturbance phase	Development Services, Building / Public Works, Engineering			
CR-2	In the event that human remains are uncovered, no further disturbance shall occur until the San Bernardino County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The San Bernardino County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.		During Construction	Grading and ground disturbance phase	Development Services, Building / Public Works, Engineering			
Noise								
NOI-1	A minimum 7-foot tall wall is required along the northern property line to shield residences (Lots 21 to 26) from potential traffic noise from Bloomington Avenue. The wall must be positioned on top of slope or pad elevation (whichever is higher).		Prior to Construction	Prior to issuance of building permits	Development Services, Planning			
NOI-2	The project site shall implement upgraded windows with a minimum (STC > 30) for all windows and sliding glass doors (Lots 21 to 26) directly facing Bloomington Avenue.		Prior to Construction	Prior to issuance of building permits	Development Services, Building			
NOI-3	Remaining lots will require windows with a minimum STC > 25 for all windows and sliding glass doors.		Prior to Construction	Prior to issuance of building permits	Development Services, Building			

Measure No.	Mitigation Measures	Verification of Compliance					
		Timing	Monitoring Milestone	Responsible Party for Monitoring	Initials	Date	Remarks
NOI-4	To the fullest extent possible attic vents shall face away from subject roadways and be acoustically treated with acoustic baffles to reduce noise from traveling through attic and into habitable rooms.	Prior to Construction	Prior to issuance of building permits	Development Services, Building			
NOI-5	For proper acoustical performance, all exterior windows, doors, and sliding glass doors must have a positive seal and leaks/cracks must be kept to a minimum.	Prior to Construction	Prior to issuance of building permits	Development Services, Building			
NOI-6	<p>Construction operations must follow the City's General Plan and the Noise Ordinance, which states that operations cannot exceed the stipulations set-forth in Noise Ordinance:</p> <ul style="list-style-type: none"> • Construction shall adhere to the allowable operable hours as denoted within the Noise Ordinance 9.50.070. • During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices. • Idling equipment shall be turned off when not in use. • Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. 	During Construction	Continuous	Development Services, Building / Public Works, Engineering			



NOTICE OF DETERMINATION

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

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

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

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Environmental Assessment Review No. 16-16, General Plan Amendment No. 16-01, Zone Change No. 335, Tentative Tract Map No. 20009 & Precise Plan of Design No. 2444

State Clearinghouse Number: N/A

Lead Agency Contact Person: Daniel Casey, Associate Planner

Area Code/Telephone: (909) 820-2535

Project Location: Southwest corner of Bloomington Avenue and Willow Avenue (APNs: 0131-212-06, -19 & -20)

Project Description: Subdivision of approximately 4.57 gross acres of land into thirty-six (36) lots. Thirty-three (33) lots will be for single-family residences with lots that range in size from 2,816 square feet to 4,844 square feet. The remaining three (3) lots will be for one common recreation area (22,388 square feet), one open space area (2,584 square feet), and one water detention basin (12,410 square feet). In conjunction with the project, the applicant proposes to change the General Plan land use designation of the project site from Residential 2 with an Animal Overlay to Residential 12 and to change the zoning designation of the project site from Agricultural (A-1) to Planned Residential Development-Detached (PRD-D).

Project Proponent & Address: R.C. Hobbs Company, Inc. - 1110 East Chapman Avenue, Orange, CA 92866

Contact info & Phone: Jeff Moore - (714) 914-2505

This is to advise that the City of Rialto has approved the above described project on **September 27, 2016** and has made the following determinations regarding the above described project.

1. The project {☐ will ☒ will not} have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures {☒ were ☐ were not} made a condition of the approval of the project.
4. A statement of Overriding Considerations {☐ was ☒ was not} adopted for this project.

This is to certify that the **Mitigated Negative Declaration** and record of project approval is available to the general public at the City of Rialto, Development Services Department, Planning Division, 150 South Palm Avenue, Rialto, CA 92376

Daniel Casey, Associate Planner

Date: _____

Date received for filing and posting at OPR:

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1 WHEREAS, in conjunction with the Project, Applicant ‘A’ has also submitted Zone
2 Change No. 335 to change the zoning designation of Site ‘A’, as described in the legal
3 description attached as Exhibit A, from Agricultural (A-1) to Planned Residential Development-
4 Detached (PRD-D) (“ZC No. 335”); and

5 WHEREAS, in conjunction with the Project, Applicant ‘B’ has also submitted
6 Amendment No. 4 to the Gateway Specific Plan to change the zoning designation of Site ‘B’, as
7 described in the legal description attached as Exhibit B, from Freeway Commercial (F-C) within
8 the Gateway Specific Plan to Industrial Park (I-P) within the Gateway Specific Plan (“AMD No.
9 4 GSP”); and

10 WHEREAS, in conjunction with the Project, Applicant ‘A’ has also submitted Tentative
11 Tract Map No. 20009 (“TTM No. 20009”) to subdivide Site ‘A’ in thirty-three (33) single-family
12 residential lots and three (3) common lots, and the Project is necessary to facilitate TTM No.
13 20009; and

14 WHEREAS, in conjunction with the Project, Applicant ‘A’ has also submitted Variance
15 No. 714 (“VAR No. 714”) for Site ‘A’ to reduce the minimum gross site area required within the
16 PRD-D zone from 5.0 gross acres to 4.57 gross acres; and

17 WHEREAS, pursuant to Government Code Sections 65350-65362, the Project requires
18 the approval of an amendment to the General Plan, and Applicant ‘A’ has agreed to apply for
19 General Plan Amendment No. 16-01 (“GPA No. 16-01”) and Applicant ‘B’ has agreed to apply
20 for General Plan Amendment No. 16-02 (“GPA No. 16-02”); and

21 WHEREAS, pursuant to Government Code Sections 65350-65362, the City Council is
22 authorized to amend the General Plan within the City; and

23 WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning
24 Commission shall hold a public hearing for a proposed amendment to an adopted specific plan
25 and forward a recommendation to the City Council for action; and

26 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
27 conducted a duly noticed public hearing, as required by law, on GPA No. 16-01, GPA No. 16-02,
28 ZC No. 335, AMD No. 4 GSP, TTM No. 20009, and VAR No. 714, took testimony, at which

1 time it received input from staff, the city attorney, and the applicant; heard public testimony;
2 discussed GPA No. 16-01, GPA No. 16-02, ZC No. 335, AMD No. 4 GSP, TTM No. 20009, and
3 VAR No. 714; and closed the public hearing; and

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

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

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

9 SECTION 2. Based on substantial evidence presented to the Planning Commission during
10 the public hearing conducted with regard to GPA No. 16-01 and GPA No. 16-02, including written
11 staff reports, verbal testimony, project plans, other documents, and the conditions of approval stated
12 herein, the Planning Commission hereby determines that GPA No. 16-01 and GPA No. 16-02
13 satisfy the requirements of Government Code Sections 65358 pertaining to the findings which must
14 be made precedent to amending a General Plan. The findings are as follows:

15 1. That the proposed General Plan Amendment is in the public interest.

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

17 GPA No. 16-01:

18 Site 'A' is surrounded on the north and east by single-family residential subdivisions. The
19 Project will facilitate the development of detached single-family residences in keeping with
20 the character of the surrounding area.

21 The Project will facilitate the development of a neighborhood consisting of thirty-three (33)
22 detached single-family residences. Any member of the public seeking to purchase a new
23 home will be provided an opportunity to acquire a new high-quality residence within a high-
24 quality, well-maintained, gated neighborhood. An increase in the number of owner
25 occupied single-family residences will likely positively affect the median income of the City
26 of Rialto, albeit insignificantly. Furthermore, the development of thirty-three (33) detached
single-family residences will contribute to an increase in revenues collected in form of
permit fees, development impact fees, sales tax, and property tax.

27 GPA No. 16-02:

1 The land immediately to the west the Site 'B' similarly contains a Business Park land use
2 designation and is zoned I-P. The Project will facilitate the leasing of buildings and the
3 development of vacant land within Site 'B' with industrial uses in keeping with the character
4 of the surrounding area.

5 The Project will facilitate the leasing of 311 W. Valley Boulevard, which has remained
6 vacant for the last five (5) years. This will result in additional business licenses tax revenue
7 and jobs within the City.

8 SECTION 3. An Initial Study (Environmental Assessment Review No. 16-16) has been
9 prepared for GPA No. 16-01 in accordance with the California Environmental Quality Act (CEQA)
10 and it has been determined that any impacts will be reduced to a level of insignificance and a
11 Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning
12 Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration
13 and direct the Planning Division to file the necessary documentation with the Clerk of the Board of
14 Supervisors for San Bernardino County.

15 SECTION 4. An Initial Study (Environmental Assessment Review No. 16-37) has been
16 prepared for GPA No. 16-02 in accordance with the California Environmental Quality Act (CEQA)
17 and it has been determined that any impacts will be reduced to a level of insignificance and a
18 Negative Declaration has been prepared in accordance with CEQA. The Planning Commission
19 hereby recommends that the City Council adopt the Negative Declaration and direct the Planning
20 Division to file the necessary documentation with the Clerk of the Board of Supervisors for San
21 Bernardino County

22 SECTION 4. The Planning Commission hereby recommends that the City Council
23 approve GPA No. 16-01 to change the land use designation of Site 'A' from Residential 2 with an
24 Animal Overlay to Residential 12 and GPA No. 16-02 to change the land use designation of Site
25 'B' from General Commercial with a Specific Plan Overlay to Business Park with a Specific Plan
26 Overlay, in accordance with the applications on file with the Planning Division, subject to the
27 following conditions:
28

1. GPA No. 16-01 is approved changing the land use designation of approximately 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue, and described in the legal description attached as Exhibit A, from Residential 2 with an Animal Overlay to Residential 12. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the Project shall be subject to revocation.
2. GPA No. 16-02 is approved changing the land use designation of approximately 14.67 gross acres of land (APNs: 0132-191-03, -07, -08, -09, -14 & -15) located on the south side of Valley Boulevard between Willow Avenue and Lilac Avenue, and described in the legal description attached as Exhibit B, from General Commercial with a Specific Plan Overlay to Business Park with Specific Plan Overlay. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the Project shall be subject to revocation
3. City inspectors shall have access to the Site 'A' to reasonably inspect Site 'A' during normal working hours to assure compliance with these conditions and other codes.
4. City inspectors shall have access to the Site 'B' to reasonably inspect Site 'B' during normal working hours to assure compliance with these conditions and other codes.
5. Applicant 'A' shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval of the City, its advisory agencies, appeal boards, or legislative body concerning GPA No. 16-01. The City will promptly notify the applicant of any such claim, action, or proceeding against the City, and applicant will cooperate fully in the defense.
6. Applicant 'B' shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval of the City, its advisory agencies, appeal boards, or legislative body concerning GPA No. 16-02. The City will promptly notify the applicant of any such claim, action, or proceeding against the City, and applicant will cooperate fully in the defense.
7. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
8. Applicant 'A' shall annex Site 'A' within a Community Facilities District to offset operational costs to the City's General Fund associated with GPA No. 16-01, as determined by the Fiscal Impact Analysis prepared by Stanley R. Hoffman Associates, Inc., dated August 16, 2016, prior to the issuance of any building permits for Site 'A'.

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

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

JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

Exhibit 'A'

LEGAL DESCRIPTION
ZONE CHANGE AND GENERAL PLAN AMENDMENT

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST ½ OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTIPE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTIPE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

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

Prepared under by supervision:



Scott E. Brimhall
L.S. 7843

8/23/2016

Date



Exhibit 'B'

**LEGAL DESCRIPTION FOR GENERAL PLAN (GC TO BP) AND SPECIFIC
PLAN (F-C TO I-P) AMENDMENT FOR THE PROPERTY BOUNDED ON THE
NORTH BY WEST VALLEY BOULEVARD, ON THE WEST BY SOUTH LILAC
AVENUE, ON THE EAST BY SOUTH WILLOW AVENUE AND ON THE
SOUTH BY CALIFORNIA INTERSTATE 10**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF RIALTO,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS
FOLLOWS:

PARCELS 1 AND 2 AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK
22, PAGE 31 DATED JUNE 11, 1964 AND PARCELS 1 AND 2 OF PARCEL MAP
NO. 590 RECORDED IN PARCEL MAP BOOK 5, PAGE 58 DATED MAY 10, 1971
AND PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 13497 RECORDED IN
PARCEL MAP BOOK 170 PAGES 79 AND 80, DATED FEBRUARY 26, 1993.

ALL OF THE ABOVE RECORDS ARE ON FILE IN THE OFFICE OF THE
RECORDER OF SAN BERNARDINO COUNTY, CALIFORNIA.

EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PARCELS ANY PORTION
THEREOF LYING WITHIN PROPERTY DEEDED TO THE STATE OF
CALIFORNIA FOR HIGHWAY PURPOSES.



LEGAL DESCRIPTION ZONE CHANGE AND GENERAL PLAN AMENDMENT

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST ½ OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTIPE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTIPE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

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

Prepared under by supervision:



Scott E. Brimhall
L.S. 7843

8/23/2016

Date



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WHEREAS, approximately 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and of Willow Avenue, and described in the legal description attached as Exhibit A, ("Site") is currently zoned Agricultural (A-1); and

WHEREAS, the applicant, R.C. Hobbs Company, Inc., proposes to change the zoning designation of the Site from A-1 to Planned Residential Development-Detached (PRD-D) (“Project”); and

WHEREAS, in conjunction with the Project, the applicant has also submitted General Plan Amendment No. 16-01 to change the land use designation of the Site, as described in the legal description attached as Exhibit A, from Residential 2 with an Animal Overlay to Residential 12 (“GPA No. 16-01”); and

WHEREAS, in conjunction with the Project, the applicant has also submitted Tentative Tract Map No. 20009 to subdivide the Site into thirty-three (33) detached single-family lots and three (3) common lots for open space/recreation areas and a storm-water detention basin (“TTM No. 20009”), and the Project is necessary to facilitate TTM No. 20009; and

WHEREAS, in conjunction with the Project, the applicant has also submitted Variance No. 714 to reduce the minimum gross site area required within the PRD-D zone from 5.0 gross acres to 4.57 gross acres; and

WHEREAS, pursuant to Section 18.06.030 of the Rialto Municipal Code, the Project requires the approval of a zone change, and the applicant has agreed to apply for Zone Change No. 335 (“ZC No. 335”); and

1 WHEREAS, pursuant to Section 18.06.030, the City Council is authorized to adopt a
2 zone change within the City; and

3 WHEREAS, pursuant to Section 18.06.030(C) of the Rialto Municipal Code, the
4 Planning Commission shall hold a public hearing for a proposed amendment to an adopted
5 specific plan and forward a recommendation to the City Council for action; and

6 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
7 conducted a duly noticed public hearing, as required by law, on ZC No. 335, GPA No. 16-01,
8 TTM No. 20009, and VAR No. 714, took testimony, at which time it received input from staff,
9 the city attorney, and the applicant; heard public testimony; discussed ZC No. 335, GPA No. 16-
10 01, TTM No. 20009, and VAR No. 714; and closed the public hearing; and

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

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

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

16 SECTION 2. Based on substantial evidence presented to the Planning Commission during
17 the public hearing conducted with regard to ZC No. 335, including written staff reports, verbal
18 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
19 Commission hereby determines that ZC No. 335 satisfies the requirements of Section 18.06.030 of
20 the Rialto Municipal Code pertaining to the findings which must be made precedent to adopting a
21 zone change. The findings are as follows:

- 22
23 1. That the proposed zone change is consistent with the General Plan of the City of
24 Rialto; and

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

26 In conjunction with the Project, the applicant proposes GPA No. 16-01 to change the land
27 use designation of the Site from Residential 2 with an Animal Overlay to Residential 12.
28 The Residential 12 land use designation and the PRD-D zone both allow single-family
residential developments between 6.1 and 12.0 dwelling units per acre. GPA No. 16-01, ZC
No. 335, TTM No. 20009, and VAR No. 714 are proposed to facilitate the development of a

thirty-three (33) single-family residence neighborhood with a density of 7.22 dwelling units per acre. The zone change and the subsequent development are therefore consistent with the proposed General Plan land use designation.

2. That the proposed zone change will not adversely affect the surrounding properties.

This finding is supported by the following facts:

The Site is surrounded on the north and east by single-family residential subdivisions. Additionally, the site is surrounded on the south and west by single-family residences. The Project will facilitate the development of detached single-family residences in keeping with the character of the surrounding area.

The proposed development, in conjunction with the project, will include the installation of a six (6) foot solid block wall along all property lines adjacent to the surrounding developments. Additionally, each structure meets the minimum required building setbacks. These design features, as well as others, will serve to make the proposed development as benign as possible.

Additionally, mitigation measures, included in the Initial Study prepared for the Project (Environmental Assessment Review No. 16-16), will assist in mitigating any impacts related cultural resources and noise to a level of insignificance.

SECTION 3. An Initial Study (Environmental Assessment Review No. 16-16) has been prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA) and it has been determined that any impacts will be reduced to a level of insignificance and a Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration and direct the Planning Division to file the necessary documentation with the Clerk of the Board of Supervisors for San Bernardino County.

SECTION 4. The Planning Commission hereby recommends that the City Council approve ZC No. 335 to change the zoning designation of the Site from A-1 to PRD-D, in accordance with the application on file with the Planning Division, subject to the following conditions:

1. ZC No. 335 is approved changing the zoning designation of approximately 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of

1 Bloomington Avenue and Willow Avenue, and described in the legal description
2 attached as Exhibit A, from A-1 to PRD-D. If the Conditions of Approval specified
3 herein are not satisfied or otherwise completed, the Project shall be subject to
4 revocation.

- 5
- 6 2. Prior to the issuance of building or grading permits for the proposed development, a
7 Precise Plan of Design shall be approved by the City's Development Review Committee
8 (DRC).
- 9 3. City inspectors shall have access to the Site to reasonably inspect the Site during
10 normal working hours to assure compliance with these conditions and other codes.
- 11 4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
12 officers, or employees from any claims, damages, action, or proceeding against the
13 City or its agents, officers, or employees to attack, set aside, void, or annul any
14 approval of the City, its advisory agencies, appeal boards, or legislative body
15 concerning ZC No. 335. The City will promptly notify the applicant of any such
16 claim, action, or proceeding against the City, and applicant will cooperate fully in the
17 defense.
- 18 5. In accordance with the provisions of Government Code Section 66020(d)(1), the
19 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
20 subject to protest by the applicant at the time of approval or conditional approval of
21 the Project or within 90 days after the date of the imposition of the fees, dedications,
22 reservations, or exactions imposed on the Project.
- 23 6. Approval of Zone Change No. 335 will not be valid until such time that the City Council
24 of the City of Rialto has approved General Plan Amendment No. 16-01, which was
25 prepared in conjunction with the Project.
- 26 7. The applicant shall annex the Site within a Community Facilities District to offset
27 operational costs to the City's General Fund associated with the Project, as determined
28 by the Fiscal Impact Analysis prepared by Stanley R. Hoffman Associates, Inc., dated
August 16, 2016, prior to the issuance of any building permits.

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

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

27 _____
28 JERRY GUTIERREZ, CHAIR
CITY OF RIALTO PLANNING COMMISSION

Exhibit 'A'

LEGAL DESCRIPTION
ZONE CHANGE AND GENERAL PLAN AMENDMENT

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST ½ OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTIPE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTIPE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

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

Prepared under by supervision:


Scott E. Brimhall
L.S. 7843

8/23/2016
Date



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RESOLUTION NO. 16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE VARIANCE NO. 714 TO REDUCE THE REQUIRED MINIMUM GROSS SITE AREA WITHIN THE PLANNED RESIDENTIAL DEVELOPMENT-DETACHED (PRD-D) ZONE FROM 5.0 ACRES TO 4.57 ACRES.

WHEREAS, the applicant, R.C. Hobbs Company, Inc., proposes to subdivide 4.57 gross acres of land (APN: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue ("Site") into thirty-three (33) single-family lots and three (3) common lots for open space/recreation areas and a storm-water detention basin ("Subdivision"); and

WHEREAS, in conjunction with the Subdivision, the applicant has also submitted General Plan Amendment No. 16-01 to change the land use designation of the Site, as described in the legal description attached as Exhibit A, from Residential 2 (0.1-2.0 du/acre) with an Animal Overlay to Residential 12 (6.1-12.0 du/acre) ("GPA No. 16-01"); and

WHEREAS, in conjunction with the Subdivision, the applicant has also submitted Zone Change No. 335 to change the zoning designation of the Site, as described in the legal description attached as Exhibit A, from Agricultural (A-1) to Planned Residential Development-Detached (PRD-D) ("ZC No. 335"); and

WHEREAS, in conjunction with the Subdivision, the applicant has also submitted Tentative Tract Map No. 20009 to subdivide the Site into thirty-three (33) single-family lots and three (3) common lots for open space/recreation areas and a storm-water detention basin ("TTM No. 20009"); and

WHEREAS, pursuant to Section 18.90.070A of the Rialto Municipal Code, the minimum gross site area within the PRD-D zone shall be 5.0 acres; and

WHEREAS, the size of the Site does not comply with Section 18.90.070A of the Rialto Municipal Code, thus requiring a reduction in the required minimum site area within the PRD-D zone in order to facilitate the Subdivision ("Project"); and

1 WHEREAS, pursuant to Section 18.64.030 of the Rialto Municipal Code, the Project
2 requires the approval of a Variance, and the applicant has agreed to apply for Variance No. 714
3 (“VAR No. 714”); and

4 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
5 conducted a duly noticed public hearing, as required by law, on VAR No. 714, GPA No. 16-01,
6 ZC No. 335, and TTM No. 20009, took testimony, at which time it received input from staff, the
7 city attorney, and the applicant; heard public testimony; discussed the VAR No. 714, GPA No.
8 16-01, ZC No. 335, and TTM No. 20009; and closed the public hearing; and

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

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

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

14 SECTION 2. Based on substantial evidence presented to the Planning Commission during
15 the public hearing conducted with regard to VAR No. 714, including written staff reports, verbal
16 testimony, site plan, other documents, and the conditions of approval stated herein, the Planning
17 Commission hereby determines that VAR No. 714 satisfies the requirements of the Section
18 18.64.020 of the Rialto Municipal Code pertaining to the findings which must be made precedent to
19 granting a variance. The findings are as follows:

- 20
- 21 1. There are exceptional circumstances or conditions applicable to the property
22 involved, or to the intended use of the property, that do not apply generally to the
23 property or class of use in the same vicinity or district.

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

25 Strict enforcement of the gross site area requirement will prevent the applicant from
26 subdividing and developing the project. The site is bound on the north and east by public
27 streets, which limits the ability to expand the project site. Each adjacent property to the
28 south and west contain occupied single-family residences. The applicant attempted to
acquire both of these adjacent properties without success. Without the ability to

1 incorporate these properties an exceptional circumstance arises where the project site
2 cannot meet the minimum gross site area.

- 3 2. This variance is necessary for the preservation and enjoyment of a substantial
4 property right of the applicant as possessed by other property owners in the same
5 vicinity and district.

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

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

- 11 3. The granting of this variance will not be materially detrimental to the public welfare
12 or injurious to the property or improvements in such vicinity and district in which
13 the property is located.

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

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

- 20 4. The proposed use and development are consistent with the General Plan and
21 objectives of the zoning ordinance.

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

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

28 SECTION 3. An Initial Study (Environmental Assessment Review No. 16-16) has been
prepared for the proposed project in accordance with the California Environmental Quality Act
(CEQA) and it has been determined that any impacts will be reduced to a level of insignificance and
a Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning
Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration

1 and direct the Planning Division to file the necessary documentation with the Clerk of the Board of
2 Supervisors for San Bernardino County.

3 SECTION 4. The Planning Commission hereby recommends that the City Council
4 approve VAR No. 714, in conjunction with GPA No. 16-01, ZC No. 335, TTM No. 20009, to
5 reduce the required minimum gross site area within the PRD-D zone from 5.0 acres to 4.57 acres
6 in order to facilitate the subdivision of 4.57 gross acres of land located at the southwest corner of
7 Bloomington Avenue and Willow Avenue (APNs: 0131-212-06, -19 & -20) into thirty-three (33)
8 detached single-family lots, and three (3) common lots for open space/recreation areas and a
9 storm-water detention basin, in accordance with the application on file with the Planning
10 Division, subject to the following conditions:
11

- 12
13 1. Variance No. 714 is approved to reduce the required minimum gross site area for a
14 PRD-D subdivision located at the southwest corner of Bloomington Avenue and Willow
15 Avenue (APNs: 0131-212-06, -19 & -20) from 5.0 acres to 4.57 acres, as shown on the
16 plans submitted to the Planning Division on June 6, 2016, and as approved by the
17 Planning Commission.
- 18 2. City inspectors shall have access to the Site to reasonably inspect the Site during normal
19 working hours to assure compliance with these conditions and other codes.
- 20 3. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents,
21 officers, or employees from any claims, damages, action, or proceeding against the
22 City or its agents, officers, or employees to attack, set aside, void, or annul any
23 approval of the City, its advisory agencies, appeal boards, or legislative body
24 concerning VAR No. 714. The City will promptly notify the applicant of any such
25 claim, action, or proceeding against the City, and applicant will cooperate fully in the
26 defense.
- 27 4. In accordance with the provisions of Government Code Section 66020(d)(1), the
28 imposition of fees, dedications, reservations, or exactions for this Project, if any, are
subject to protest by the applicant at the time of approval or conditional approval of
the Project or within 90 days after the date of the imposition of the fees, dedications,
reservations, or exactions imposed on the Project.
5. The Applicant shall complete and abide by all mitigation measures contained within the
Mitigation Monitoring and Reporting Program associated with Environmental
Assessment Review No. 16-16 prior to issuance of any Certificate of Occupancy.

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

3 PASSED, APPROVED AND ADOPTED this 31st day of August, 2016.
4

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8 JERRY GUTIERREZ, CHAIR
9 CITY OF RIALTO PLANNING COMMISSION
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Exhibit 'A'

LEGAL DESCRIPTION
ZONE CHANGE AND GENERAL PLAN AMENDMENT

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST ½ OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTIPE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTIPE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

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

Prepared under by supervision:


Scott E. Brimhall
L.S. 7843

8/23/2016
Date



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WHEREAS, the applicant, R.C. Hobbs Company, Inc., proposes to subdivide 4.57 gross acres of land (APNs: 0131-212-06, -19 & -20) located at the southwest corner of Bloomington Avenue and Willow Avenue (“Site”) into thirty-three (33) single-family lots and three (3) common lots for open space/recreation areas and a storm-water detention basin (“Project”); and

WHEREAS, in conjunction with the Project, the applicant has also submitted General Plan Amendment No. 16-01 to change the land use designation of the Site, as described in the legal description attached as Exhibit A, from Residential 2 (0.1-2.0 du/acre) with an Animal Overlay to Residential 12 (6.1-12.0 du/acre) (“GPA No. 16-01”); and

WHEREAS, in conjunction with the Project, the applicant has also submitted Zone Change No. 335 to change the zoning designation of the Site, as described in the legal description attached as Exhibit A, from Agricultural (A-1) to Planned Residential Development-Detached (PRD-D) (“ZC No. 335”); and

WHEREAS, Variance No. 714 (“VAR No. 714”) has been or is being granted for the Site to to reduce the minimum gross site area required within the PRD-D zone from 5.0 gross acres to 4.57 gross acres; and

WHEREAS, the Project will create thirty-three (33) detached single-family lots in accordance with the development standards of the PRD-D zone and three (3) common lots in accordance with the development standards of the PRD-D zone; and

WHEREAS, in conjunction with the Project, the applicant will also develop one (1) detached single-family residence on each of the thirty-three (33) single-family lots on the Site; and

1 WHEREAS, the Project within the PRD-D zone requires the approval of a tentative tract
2 map, and the applicant has agreed to apply for a Tentative Tract Map No. 20009 (“TTM No.
3 20009”), in accordance with the Subdivision Map Act (Government Code §§ 66410 et seq.); and

4 WHEREAS, on August 31, 2016, the Planning Commission of the City of Rialto
5 conducted a duly noticed public hearing, as required by law, on TTM No. 20009, GPA No. 16-
6 01, ZC No. 335, and VAR No. 714, took testimony, at which time it received input from staff,
7 the city attorney, and the applicant; heard public testimony; discussed the proposed TTM No.
8 20009, GPA No. 16-01, ZC No. 335, and VAR No. 714; and closed the public hearing; and

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

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

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

14 SECTION 2. Based on substantial evidence presented to the Planning Commission during
15 the public hearing conducted with regard to TTM No. 20009, including written staff reports, verbal
16 testimony, project plans, other documents, and the conditions of approval stated herein, the Planning
17 Commission hereby determines that TTM No. 20009 satisfies the requirements of Government
18 Code Sections 66473.5 and 66474 and Section 17.16.070 of the Rialto Municipal Code pertaining to
19 the findings which must be made precedent to granting a tentative map. The findings are as follows:

- 20 1. That the proposed tentative tract map is consistent with the General Plan of the City
21 of Rialto and the Planned Residential Development-Detached (PRD-D) zone, as
22 applicable; and

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

24 GPA No. 16-01, prepared in conjunction with the Project, will change the land use
25 designation of the Site from Residential 2 with an Animal Overlay to Residential 12. ZC
26 No. 335, prepared in conjunction with the Project, will change the zoning designation of the
27 Site from A-1 to PRD-D. The allowable density range within the Residential 12 designation
28 and the PRD-D zone is between 6.1 to 12.0 dwelling units per acre. The proposed density
of the Site, as a result of the Project, is 7.22 dwelling units per acre, which is consistent with
the Residential 12 land use designation and the PRD-D zoning designation.

1 The PRD-D zone requires a minimum gross site area of 5.0 acres. The proposed site area of
2 the PRD-D portion of the Project is 4.57 gross acres, which is 0.43 acres less than the
3 minimum required. To rectify this, the applicant has applied for VAR No. 714 to reduce the
4 required minimum gross site area from 5.0 acres to 4.57 acres. The Site is surrounded by
5 Bloomington Avenue on the north, Willow Avenue on the east, and existing single-family
6 homes to the south and west. The developer has attempted to acquire both of the adjacent
7 single-family residences without success. The unwillingness of these property owners to
8 sell has resulted in a project area that cannot meet the required 5.0 acres in size.
9 Nonetheless, the design of the subdivision includes a stubbed access way to the south to
10 allow for potential expansion of the subdivision beyond 5.0 acres. It is worth noting that,
11 under the approval of Variance No. 695, the City established a precedent allowing PRD-D
12 subdivisions below the 5.0 gross acre minimum site area requirement. No minimum
13 individual lot sizes are specified within the development standards of the PRD-D zone. As
14 it pertains to the tentative tract map, the proposed subdivision of the Site is consistent with
15 the PRD-D zone and the Residential 12 land use designation.

- 16 2. That the design and improvements of the proposed tentative tract map are consistent
17 with the Subdivision Ordinance, the General Plan of the City of Rialto, and the
18 Agricultural (A-1) and Planned Residential Development-Detached (PRD-D) zones,
19 as applicable; and

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

21 The Project will comply with all of the technical standards required by Subdivision Map
22 Act.

23 The Project is consistent with the proposed PRD-D zone and the proposed Residential 12
24 land use designation. All of the development standards for the PRD-D zone are satisfied
25 within the Project, with the exception of the minimum front yard setback from a private
26 street. Section 18.90.070G(1) of the Rialto Municipal Code requires a front yard setback
27 from a private street of thirty-seven (37) feet from curb face. The project includes front yard
28 setbacks to the curb face of a private street as low as twenty-two (22) feet six (6) inches.
However, Section 18.90.070(G)(4) of the RMC allows the Planning Commission to modify
the required setbacks based on evidence that a deviation from the required setback will be in
keeping with the intent of the PRD-D zone. According to Section 18.090.020(B) of the
RMC, the intent of the PRD-D zone is to provide greater flexibility to developments that
employ creative and practical concepts that are not possible through the strict application of
R-1 regulations. Essentially, the intent of the PRD-D zone is to encourage small lot
subdivisions with common open space amenities in place of large private yards, however the
required front yard setback is an impediment towards achieving that concept. In fact, the
required thirty-seven foot setback from curb face is no different than that required by the R-
1 zone. This brings into question what a developer's incentive is to utilize PRD-D zone,
since strict application of the PRD-D standards requires the same amount of front-yard
while also requiring additional common open space that is not required in a typical R-1
development. Even with a minimum front yard setback of twenty-two (22) feet six (6)
inches from curb face, each residence will still possess a substantial private front yard, and

1 the driveways will still be able to accommodate parking of two (2) vehicles. Therefore, the
2 project would still be in character with the intent of the PRD-D zone.

3 An existing portion of Willow Avenue will provide the primary access to the Project. A
4 new distinctive driveway, featuring a landscaped median, decorative paving, and signage,
5 will be located within the Willow Avenue street frontage. One (1) additional access point
6 onto Bloomington Avenue will provide additional emergency access. Access within the
7 Project will be provided by a new private street, which will loop around the inside of the
8 project site. Six (6) single-family lots will be located within the center of the loop, and the
9 remaining twenty-seven (27) single-family lots will be located around the perimeter of the
10 loop.

11 3. That the site is physically suitable for the type of proposed development; and

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

13 The Site is a relatively flat, expansive in size, and development of the land should be
14 easily accommodated. The applicant will be required to submit a geotechnical/soils
15 report to the Public Works Department for review and approval prior to issuance of any
16 building permits.

17 4. That the site is physically suitable for the proposed density of the development; and

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

19 The Site is 4.57 gross acres in size. Upon the completion of GPA No. 16-01, and ZC No.
20 335 the maximum density allowed on the Site will be 12.0 dwelling units per acre. The
21 acreage of the Site is suitable to accommodate the proposed density of 7.22 dwelling units
22 per acre.

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

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

26 According to Section 4.4.2 of the General Plan Environmental Impact Report, the Site is not
27 designated as a habitat for any threatened or endangered species. The northerly portion of
28 the Site is undeveloped and covered by natural grasses and one (1) tree. The southerly
portion of the project site contains two (2) existing single-family residences, one of which
contained a commercial dog breeding facility. The applicant proposes to demolish both
structures as a part of the project. Mitigation measures are included in the Project's Initial
Study that require the removal of any trees to take place outside of the State identified
nesting season, or alternatively the Site will be evaluated by a qualified biologist prior to
removal of the trees.

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

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

4 The Site is bound on the north by Bloomington Avenue and on the east by Willow
5 Avenue. Existing single-family residences surround the project site on all sides. The
6 zoning of the single-family residences to the north and east is Single-Family Residential
7 (R-1C). The zoning of the single-family residences to the south and west is Agricultural
8 (A-1). The proposed detached single-family development pertaining to the land division
9 is consistent with all nearby land uses. Construction impacts will be limited through the
10 strict enforcement of the allowable construction hours listed in Section 9.50.070 of the
11 Rialto Municipal Code, as well as enforcement of regular watering of the Site to limit
12 airborne dust and other particulate matter. Operationally, generally speaking, detached
13 single-family dwellings have little to no impact on the environment and on surrounding
14 properties. The Project is not likely to cause any public health problems.

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

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

19 Two (2) easement exists on the Site. Upon completion of the Final Map and street
20 dedication, the access to the easements will remain in perpetuity.

21 SECTION 3. An Initial Study (Environmental Assessment Review No. 16-16) has been
22 prepared for the proposed project in accordance with the California Environmental Quality Act
23 (CEQA) and it has been determined that any impacts will be reduced to a level of insignificance and
24 a Mitigated Negative Declaration has been prepared in accordance with CEQA. The Planning
25 Commission hereby recommends that the City Council adopt the Mitigated Negative Declaration
26 and direct the Planning Division to file the necessary documentation with the Clerk of the Board of
27 Supervisors for San Bernardino County.

28 SECTION 4. The Planning Commission hereby recommends that the City Council approve
29 TTM No. 20009, in conjunction with the GPA No. 16-01, ZC No. 335, and VAR No. 714, to allow
30 the subdivision of 4.57 gross acres of land located at the southwest corner of Bloomington Avenue
31 and Willow Avenue (APNs: 0131-212-06, -19 & -20) into thirty-three (33) detached single-family

lots, and three (3) common lots for open space/recreation areas and a storm-water detention basin, in accordance with the application on file with the Planning Division, subject to the following conditions:

1. TTM No. 20009 is approved allowing the subdivision of 4.57 gross acres of land located at the southwest corner of Bloomington Avenue and Willow Avenue (APNs: 0131-212-06, -19 & -20) into thirty-three (33) detached single-family lots, and three (3) common lots for open space/recreation areas and a storm-water detention basin, as shown on the tentative map submitted to the Planning Division on June 6, 2016, and as approved by the Planning Commission and City Council. If the Conditions of Approval specified herein are not satisfied or otherwise completed, the Project shall be subject to revocation.
2. Prior to the issuance of building or grading permits for the proposed development, a Precise Plan of Design shall be approved by the City's Development Review Committee (DRC).
3. City inspectors shall have access to the Site to reasonably inspect the Site during normal working hours to assure compliance with these conditions and other codes.
4. The applicant shall defend, indemnify and hold harmless the City of Rialto, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul any approval of the City, its advisory agencies, appeal boards, or legislative body concerning TTM No. 20009. The City will promptly notify the applicant of any such claim, action, or proceeding against the City, and applicant will cooperate fully in the defense.
5. In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this Project, if any, are subject to protest by the applicant at the time of approval or conditional approval of the Project or within 90 days after the date of the imposition of the fees, dedications, reservations, or exactions imposed on the Project.
6. The applicant shall complete and abide by all mitigation measures contained within the Mitigation Monitoring and Reporting Program associated with Environmental Assessment Review No. 16-16 prior to issuance of any Certificate of Occupancy.
7. The Applicant shall coordinate with the Gabrieleño Band of Mission Indians-Kizh Nation, prior to the issuance of a grading permit, to allow for a Native American Monitor to be located on-site during all ground disturbances, or as required by the Gabrieleño Band of Mission Indians-Kizh Nation.

- 1 8. Approval of Tentative Tract Map No. 20009 will not be valid until such time that the
2 City Council of the City of Rialto has approved General Plan Amendment No. 16-01,
3 Zone Change No. 335, and Variance No. 714, which were prepared in conjunction with
4 the Project.
- 5 9. Covenants, Conditions and Restrictions (CC&R's) for a Home Owners Association
6 (H.O.A.) shall be submitted to the Planning Division for review and approval by the
7 City Attorney prior to recordation of the Final Map.
- 8 10. The CC&R's shall include language requiring the H.O.A. to require all residents within
9 the Neighborhood to utilize the garage within each dwelling unit for off-street parking
10 purposes.
- 11 11. The applicant shall annex the Site within a Community Facilities District to offset
12 operational costs to the City's General Fund associated with the Project, as determined
13 by the Fiscal Impact Analysis prepared by Stanley R. Hoffman Associates, Inc., dated
14 August 16, 2016, prior to the issuance of any building permits.
- 15 12. The applicant shall construct a minimum six (6) foot high solid decorative masonry
16 block around the perimeter of the project, as approved by the Planning Division.
17 Decorative masonry block means slumpstone, split-face, or precision block with a
18 stucco, plaster, or cultured stone finish. All decorative masonry block walls shall
19 include a decorative cap. Pilasters shall be incorporated within any proposed block wall
20 in excess of fifty (50) feet. The pilasters shall be spaced a maximum of fifty (50) feet
21 and shall be placed at all corners and ends of the wall. All pilasters shall protrude a
22 minimum six (6) inches above and to the side of the wall/fence. All pilasters shall
23 include a decorative cap.
- 24 13. The applicant shall pay all applicable development impact fees in accordance with the
25 current City of Rialto fee ordinance.
- 26 14. The applicant shall apply for annexation of the underlying property into City of Rialto
27 Landscape and Lighting Maintenance District No. 2 ("LLMD 2"). An application fee of
28 \$5,000 shall be paid at the time of application. Annexation into LLMD 2 is a condition
of acceptance of any new median and/or parkway landscaping, or any new public street
lighting improvements, to be maintained by the City of Rialto.
15. All new street lights shall be installed on an independently metered, City-owned
underground electrical system. The developer shall be responsible for applying with
Southern California Edison ("SCE") for all appropriate service points and electrical
meters. New meter pedestals shall be installed, and electrical service paid by the
developer, until such time as the underlying property is annexed into LLMD 2
16. Any improvements within the public right-of-way require a City of Rialto
Encroachment Permit.

17. The applicant shall dedicate additional right-of-way along the entire frontage of Willow Avenue, as necessary, to provide the ultimate half-width of 32 feet, as required by the City Engineer.
18. The applicant shall dedicate property line corner cutbacks at the north and south corners of all proposed driveways on Willow Avenue, in accordance with City Standard SC-235, as required by the City Engineer.
19. The applicant shall construct curb ramps meeting current California State Accessibility standards at the north and south corners of all proposed driveways on Willow Avenue, in accordance with the City of Rialto Standard Drawings.
20. The applicant shall construct a new underground electrical system for public street lighting improvements along the project frontage of Willow Avenue, as determined necessary by the City Engineer. New marbelite street light poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings.
21. The applicant shall dedicate property line corner cutbacks at the east and west corners of all proposed driveways on Bloomington Avenue, in accordance with City Standard SC-235, as required by the City Engineer.
22. The applicant shall construct curb ramps meeting current California State Accessibility standards at the east and west corners of all proposed driveways on Bloomington Avenue, in accordance with the City of Rialto Standard Drawings.
23. The applicant shall construct a new underground electrical system for public street lighting improvements along the project frontage of Bloomington Avenue, as determined necessary by the City Engineer. New marbelite street light poles with LED light fixtures shall be installed in accordance with City of Rialto Standard Drawings.
24. All broken or off-grade street and sidewalk improvements along the project frontage of Cactus Avenue shall be repaired or replaced, as required by the City Engineer.
25. The applicant shall submit sewer improvement plans prepared by a California registered civil engineer to the Public Works Engineering Division. The plans shall be approved by the City Engineer prior to approval of Tract Map No. 20009.
26. The applicant shall construct an 8 inch V.C.P. sewer lateral connection to the sewer main within Willow Avenue as necessary to provide sewer services to the new residential development. All sewer shall be installed in accordance with City of Rialto Standard Drawings and as required by the City Engineer. All on-site sewer will be privately maintained.
27. Domestic water service to the underlying property is provided by the Rialto Water Services. New domestic water service shall be installed in accordance with Rialto Water

Services requirements. Contact Rialto Water Services at (909) 820-2546 to coordinate domestic water service requirements.

28. The applicant shall install a new domestic water line lateral connection to the main water line within either Bloomington Avenue or Willow Avenue, pursuant to the Rialto Water Services requirements. A water line plan shall be approved by Rialto Water Services prior to approval of Tract Map No. 20009.
29. The applicant shall submit a Grading Plan prepared by a California registered civil engineer to the Public Works Engineering Division for review and approval. The Grading Plan shall be approved by the City Engineer prior to approval of Tract Map No. 20009.
30. The applicant shall submit a Water Quality Management Plan identifying site specific Best Management Practices ("BMPs") in accordance with the Model Water Quality Management Plan ("WQMP") approved for use for the Santa Ana River Watershed. The site specific WQMP shall be submitted to the City Engineer for review and approval with the Grading Plan. A WQMP Maintenance Agreement shall be required, obligating the property owner(s) to appropriate operation and maintenance obligations of on-site BMPs constructed pursuant to the approved WQMP. The WQMP and Maintenance Agreement shall be approved prior to approval of Tract Map No. 20009.
31. The applicant shall prepare a Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit. The applicant's contractor shall prepare and maintain a Storm Water Pollution Prevention Plan ("SWPPP") as required by the General Construction Permit. All appropriate measures to prevent erosion and water pollution during construction shall be implemented as required by the SWPPP.
32. The applicant shall submit a Geotechnical/Soils Report, prepared by a California registered Geotechnical Engineer, for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Public Works Engineering Division with the first submittal of the Precise Grading Plan.
33. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved Grading Plan.
34. Prior to the issuance of a certificate of occupancy or final City approvals, the applicant shall demonstrate that all structural BMP's have been constructed and installed in conformance with approved plans and specifications, and as identified in the approved WQMP.

- 1 35. All stormwater runoff passing through the site shall be accepted and conveyed across the
2 property in a manner acceptable to the City Engineer. For all stormwater runoff falling
3 on the site, on-site retention or other facilities approved by the City Engineer shall be
4 required to contain the increased stormwater runoff generated by the development of the
5 property. Provide a hydrology study to determine the volume of increased stormwater
6 runoff due to development of the site, and to determine required stormwater runoff
7 mitigation measures for the proposed development. Final retention basin sizing and
8 other stormwater runoff mitigation measures shall be determined upon review and
9 approval of the hydrology study by the City Engineer and may require redesign or
10 changes to site configuration or layout consistent with the findings of the final hydrology
11 study. The volume of increased stormwater runoff to retain on-site shall be determined
12 by comparing the existing "pre-developed" condition and proposed "developed"
13 condition, using the 100-year frequency storm.
- 14 36. Any utility trenches or other excavations within existing asphalt concrete pavement of
15 off-site streets required by the proposed development shall be backfilled and repaired in
16 accordance with City of Rialto Standard Drawings. The developer shall be responsible
17 for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of
18 off-site streets as required by and at the discretion of the City Engineer, including
19 additional pavement repairs to pavement repairs made by utility companies for utilities
20 installed for the benefit of the proposed development (i.e. Rialto Water Services,
21 Southern California Edison, Southern California Gas Company, Time Warner, Verizon,
22 etc.). Multiple excavations, trenches, and other street cuts within existing asphalt
23 concrete pavement of off-site streets required by the proposed development may require
24 complete grinding and asphalt concrete overlay of the affected off-site streets, at the
25 discretion of the City Engineer. The pavement condition of the existing off-site streets
26 shall be returned to a condition equal to or better than existed prior to construction of the
27 proposed development.
- 28 37. In accordance with Chapter 15.32 of the City of Rialto Municipal Code, all existing
electrical distribution lines of sixteen thousand volts or less and overhead service drop
conductors, and all telephone, television cable service, and similar service wires or lines,
which are on-site, abutting, and/or transecting, shall be installed underground. The
existing overhead utilities extending along the west side of Willow Avenue meet the
requirement to be installed underground. Utility undergrounding shall extend to the
nearest off-site power pole; no new power poles shall be installed unless otherwise
approved by the City Engineer. A letter from the owners of the affected utilities shall be
submitted to the City Engineer prior to approval of the Grading Plan, informing the City
that they have been notified of the City's utility undergrounding requirement and their
intent to commence design of utility undergrounding plans. When available, the utility
undergrounding plan shall be submitted to the City Engineer identifying all above
ground facilities in the area of the project to be undergrounded. Undergrounding of
existing overhead utility lines shall be completed prior to approval of Tract Map No.
20009.

- 1 38. Upon approval of any improvement plan by the City Engineer, the applicant shall
2 provide the improvement plan to the City in digital format, consisting of a DWG
3 (AutoCAD drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF
4 (Adobe Acrobat) formats. Variation of the type and format of the digital data to be
5 submitted to the City may be authorized, upon prior approval by the City Engineer.
- 6 39. The original improvement plans prepared for the proposed development and approved
7 by the City Engineer (if required) shall be documented with record drawing "as-built"
8 information and returned to the Engineering Division prior to issuance of a final
9 certificate of occupancy. Any modifications or changes to approved improvement plans
10 shall be submitted to the City Engineer for approval prior to construction.
- 11 40. Nothing shall be constructed or planted in the corner cut-off area of any driveway which
12 exceeds or will exceed 30 inches in height, in order to maintain an appropriate sight
13 distance, as required by the City Engineer.
- 14 41. All proposed trees within the public right-of-way and within 10 feet of the public
15 sidewalk and/or curb shall have City approved deep root barriers installed, as required
16 by the City Engineer.
- 17 42. The applicant shall submit a final map (Tract Map No. 20009), be prepared by a
18 California registered Land Surveyor or qualified Civil Engineer, to the Public Works
19 Engineering Division for review and approval. A Title Report prepared for subdivision
20 guarantee for the subject property, the traverse closures for the existing parcel and all
21 lots created therefrom, and copies of record documents shall be submitted with Tract
22 Map No. 20009 to the Public Works Engineering Division as part of the review of the
23 Map. Tract Map No. 20009 shall be approved by the City Council prior to issuance of
24 any building permits.
- 25 43. In accordance with Government Code 66462, all required public improvements shall be
26 completed prior to the approval of a final map (Tract Map No. 20009). Alternatively,
27 the applicant may enter into a Subdivision Improvement Agreement to secure the cost of
28 all required public improvements at the time of requesting the City Engineer's approval
of Tract Map No. 20009. If a Subdivision Improvement Agreement is requested by the
applicant, a fee of \$2,000 shall be paid for preparation and processing of the Subdivision
Improvement Agreement. The applicant will be required to secure the Subdivision
Improvement Agreement pursuant to Government Code 66499 in amounts determined
by the City Engineer.
44. A minimum of 48 inches of clearance for disabled access shall be provided on all public
sidewalks.
45. The applicant shall provide construction signage, lighting and barricading during all
phases of construction as required by City Standards or as directed by the City Engineer.
As a minimum, all construction signing, lighting and barricading shall be in accordance

1 with Part 6 "Temporary Traffic Control" of the 2014 California Manual on Uniform
2 Traffic Control Devices, or subsequent editions in force at the time of construction.

3 46. The use of dust and erosion control measures to prevent excessive adverse impacts on
4 adjoining properties during construction will be required by the Engineering Division
5 of the Public Works Department.

6 47. The applicant shall comply with all other applicable State and local ordinances.

7 48. Pursuant to Section 17.16.050A of the Rialto Municipal Code, approval of TTM No.
8 20009 is granted for a period of twenty-four (24) months from the effective date of
9 this resolution. Pursuant to Section 17.16.050C of the Rialto Municipal Code, an
10 extension of time for TTM No. 20009 may be granted by the Planning Commission
11 for a period or periods not to exceed a total of thirty-six (36) months. The period or
12 periods of extension shall be in addition to the original twenty-four (24) months. An
13 application shall be filed with the Planning Division for each extension together with
14 the required fee prior to the expiration date of TTM No. 20009.

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

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

18 _____
19 JERRY GUTIERREZ, CHAIR
20 CITY OF RIALTO PLANNING COMMISSION
21
22
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Exhibit 'A'

LEGAL DESCRIPTION
ZONE CHANGE AND GENERAL PLAN AMENDMENT

REAL PROPERTY IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE NORTH 100 FEET OF THE SOUTH 534 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST ½ OF FARM LOT 144, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WILLOW AVENUE, WITH THE NORTH LINE OF RANDALL AVENUE;
THENCE WEST ALONG THE NORTH LINE OF RANDALL AVENUE, 356.1 FEET MORE OR LESS, TO A POINT 849.1 FEET, MORE OR LESS EAST OF THE SOUTHEAST LINE OF BLOOMINGTON AVENUE, SAID POINT INTERSECTING THE EAST LINE OF PROPERTY CONVEYED TO JAMES A. LIGHTIPE, RECORDED AUGUST 14, 1893 IN BOOK 184, PAGE 183 OF DEEDS;
THENCE NORTH ALONG THE EAST LINE OF PROPERTY SO CONVEYED TO JAMES A. LIGHTIPE, 849.1 FEET MORE OR LESS TO THE SOUTHEAST LINE OF BLOOMINGTON AVENUE;
THENCE NORTHEASTERLY ALONG SAID SOUTHEAST LINE OF BLOOMINGTON AVENUE, 503.52 FEET, MORE OR LESS TO THE WEST LINE OF WILLOW AVENUE;
THENCE SOUTH ALONG THE WEST LINE OF WILLOW AVENUE, 1205.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

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

Prepared under by supervision:


Scott E. Brimhall
L.S. 7843

8/23/2016
Date

