

Summary Form for Electronic Document Submittal

Form F

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

SCH #: _____

Project Title: Lilac Avenue and Santa Ana Avenue Warehouse Project

Lead Agency: City of Rialto

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Project Location: Rialto San Bernardino County
City *County*

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

The Project proposes the demolition of the three (3) existing structures and an existing paved parking lot and the development of an approximately 301,000-square-foot building that would include approximately 297,500 square feet of warehouse uses, an approximately 3,500-square-foot office/mezzanine, and associated improvements including, but not limited to, surface parking lots, drive aisles, utility infrastructure, landscaping, exterior lighting, and walls/fencing.

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

See Attached Mitigation Discussion.

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

N/A

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

Santa Ana Regional Water Quality Control Board

Lilac Avenue and Santa Ana Avenue Warehouse

Mitigation Discussion

2.4 BIOLOGICAL RESOURCES

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

The following mitigation measure applies to subsection a) of Section 2.4 of the Initial Study:

BIO-1: Pre-construction Surveys for Burrowing Owl (including avoidance if found)

To determine whether burrowing owls have occupied the project site prior to its development, a qualified Biologist shall perform a pre-construction burrowing owl survey to determine burrow locations within 30 days prior to construction activities using California Department of Fish and Wildlife (CDFW) Guidelines.²⁷ If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. Survey for occupied burrows shall be completed within all construction areas and within 300 feet from the proposed project impact area (where possible and appropriate based on locations of barren or ruderal habitats). At least 15 days prior to the expected start of any project-related ground disturbance activities, or restart of activities, the City shall provide a burrowing owl survey report with mapping exhibits to the CDFW. If no burrowing owl are detected during the preconstruction survey, no further action is necessary.

If burrowing owl is detected during the pre-construction survey, the project proponent shall retain a qualified Biologist to develop and implement a Burrowing Owl Mitigation Plan. The Burrowing Owl Mitigation Plan shall contain the following elements (as outlined in the CDFW guidelines) at a minimum:

- Avoidance of burrowing owl during construction, including establishment of a 160-foot radius around occupied burrows during the nonbreeding season (September 1 through February 14) or a 300-foot radius around occupied burrows during the breeding season (February 15 through August 31), within which construction

activities may not occur until a qualified Biologist has determined that (1) nonbreeding season owl have dispersed from the area; or (2) breeding season owl have fledged their juveniles from the occupied burrows and the juveniles are foraging independently and are capable of independent survival or have dispersed from the area.

- A plan for implementing a passive relocation program for nonbreeding owls, should it be needed. The passive relocation techniques shall be consistent with CDFW guidelines, including installation of artificial burrows at an off-site location and use of one-way exclusion doors to ensure owls have left the burrow(s).

d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeded the use of native wildlife nursery sites??

The following mitigation measure applies to subsection d) of Section 2.4 of the Initial Study:

BIO-2: Protection of Active Bird Nests (includes pre-construction survey and avoidance, if found).

- No action is necessary if construction will occur outside of the avian breeding season (typically September 1 through January 31).
- If construction activities are scheduled to occur during the nesting season (February 1 through August 31), mitigation would be necessary to avoid potential impacts to migratory birds and their nests.
- If construction or tree removal is proposed during the breeding/nesting season for migratory birds (typically February 1 through August 31), a qualified Biologist shall conduct pre-construction surveys for migratory birds on the project site, including a 300-foot survey buffer, no more than 3 days prior to the start of ground-disturbing activities. If construction is delayed or suspended for more than 3 days after the survey, the area shall be resurveyed to re-confirm the presence/absence of any active nests.
- No action is necessary if no active nests are found. If an active nest is located during pre-construction surveys, the United States Fish and Wildlife Service (USFWS) and/or the California Department of Fish and Wildlife (CDFW) (as appropriate) will be notified regarding the status of the nest. Furthermore, construction activities will be restricted as necessary to avoid disturbance of the nest until it is

abandoned, or the Biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 300 feet around an active raptor nest and 50-foot radius around an active non-raptor passerine bird nest) or alteration of the construction schedule.

- A qualified Biologist will delineate the buffer using nest buffer signs, environmentally sensitive area fencing, pin flags, and/or flagging tape. The buffer zone will be maintained around the active nest site(s) until the young have fledged and are foraging independently.

2.5. CULTURAL RESOURCES & TRIBAL CULTURAL RESOURCES

- b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c) Would the Project disturb any human remains, including those interred outside of formal cemeteries?
- d) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or?
- e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe?

The following mitigation measures apply to subsections b), c), d), and e) of Section 2.5 of the Initial Study:

- CUL-1: An Archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for archaeology to conduct "tailgate" Worker Environmental Awareness Program (WEAP) training for archaeological

resources to be attended by all construction personnel directly involved with project-related ground disturbance. The training shall include visual aids, a discussion of applicable laws and statutes relating to archaeological resources, types of resources that may be found within the project site, and procedures to be followed in the event such resources are encountered. Additionally, the qualified Archaeologist must be present to monitor the initial clearing and grading of the site to check for the inadvertent exposure of cultural materials. This may be followed by regular or periodic archaeological monitoring as determined by the Archaeologist, but full-time archaeological monitoring is not recommended at this time.

If buried cultural resources are discovered during construction, operations shall stop within a 100 foot buffer of the find and the qualified Archaeologist shall be consulted to determine whether the resource requires further study. Work on the other portions of the project outside of the buffered area may continue during this assessment period. The qualified Archaeologist shall make recommendations to the lead agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) and the Gabrieleño Band of Mission Indians – Kizh Nation shall be notified, as detailed within TCR-1 and TCR-2, regarding any pre-contact and/or historic-era finds and be provided information after the Archaeologist makes his/her initial assessment of the nature of the find, to provide Tribal input with regard to significance and treatment.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the Archaeological Monitor and recommended to the lead agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the Archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN and the Kizh Nation for review and comment, as

detailed within TCR-1. The Archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

No further grading shall occur in the area of the discovery until the lead agency approves the recommended, or other equally effective, measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the lead agency where they would be afforded long-term preservation to allow future scientific study.

CUL-2: Inadvertent Discovery of Human Remains

In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 must be followed. In this instance, once project related earthmoving begins and if there is inadvertent discovery or recognition of any human remains, the following steps shall be taken:

- There shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98, or
- Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:
 - The NAHC is unable to identify a Most Likely Descendant, or the Most Likely Descendant failed to make a recommendation within 48 hours after being notified by the Commission;
 - The descendant identified fails to make a recommendation; or

- The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

TCR-1: The Yuhaaviatam of San Manuel Nation Mitigation Measures

- A. The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be notified, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regard to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the Archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.
- B. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

TCR-2: Kizh Nation Mitigation Measures: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities

- A. The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on -site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.
- B. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- C. On the days the monitor is present, the monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-

disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.

- D. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.
- E. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary Objects

- A. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- B. If Native American human remains and/or grave goods discovered or recognized on the project site, then all construction activities shall immediately cease. Health and Safety Code Section 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and all ground-disturbing activities shall immediately halt and shall remain halted until the coroner has determined the nature of the remains. If the coroner recognizes the

human remains to be those of a Native American or has reason to believe they are Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission, and Public Resources Code Section 5097.98 shall be followed.

- C. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- D. Construction activities may resume in other parts of the project site at a minimum of 200 feet away from discovered human remains and/or burial goods, unless the Kizh determines in its reasonable discretion that resuming construction activities at that distance is not acceptable, and provides an alternative distance or other mitigation measures the Kizh monitor and/or archaeologist deems necessary in their reasonable discretion. (CEQA Guidelines Section 15064.5(f).)
- E. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any historic archaeological material that is not Native American in origin (non-TCR) shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be offered to a local school or historical society in the area for educational purposes.
- F. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

TCR-4: Procedures for Burials and Funerary Remains

- A. As the Most Likely Descendant ("MLD"), the Koo-nas-gna Burial Policy shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the preparation of the soil for burial, the burial of funerary objects with the deceased, and the ceremonial burning of human remains.
- B. If the discovery of human remains includes four or more burials, the discovery location shall be treated as a cemetery and a separate treatment plan shall be created.
- C. The prepared soil and cremation soils are to be treated in the same manner as bone fragments that remain intact. Associated funerary

objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Cremations will either be removed in bulk or by means as necessary to ensure complete recovery of all sacred materials.

- D. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every reasonable effort to recommend diverting the project around the immediate area of where the human remains are discovered and keeping the remains in situ and protected, if feasible. If the project cannot be diverted, the burials may be removed.
- E. In the event preservation in place is not possible despite good faith efforts by the project applicant/developer and/or landowner, before ground-disturbing activities may resume on the project site in the immediate area of where the human remains are discovered, the landowner shall arrange a designated site location within the footprint of the project, if feasible, for the respectful reburial of the human remains and/or ceremonial objects.
- F. Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.
- G. The Tribe will work closely with the project's qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be prepared and shall include (at a minimum) detailed descriptive notes and sketches. All data recovery data recovery-related forms of documentation shall be approved in advance by the Tribe. If any data recovery is performed, once complete, a final report shall be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the

utilization of any invasive and/or destructive diagnostics on human remains.

2.7. GEOLOGY and SOILS:

a) Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

ii) Strong seismic ground shaking?

c) Would the Project 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?

The following mitigation measures apply to subsections a)ii) and c) of Section 2.7 of the Initial Study:

GEO-1: Adherence to All Geotechnical Investigation Design Considerations

The project applicant shall implement all measures included in the Geotechnical Investigation related to general design, settlement, shrinkage, subsidence, grading, construction, foundation design and construction, floor slab design and construction, retaining wall design and construction, and pavement design during construction.

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

The following mitigation measure applies to subsection f) of Section 2.7 of the Initial Study:

GEO-2: Inadvertent Discovery of Paleontological Resources During Construction

Should any significant paleontological resources (e.g., bones, teeth) be unearthed by the construction crew, their activities shall be diverted at least 15 feet from the find until a professional paleontologist has assessed it and, if deemed significant, salvaged promptly. Salvaged fossils shall be deposited in an appropriate repository, such as the University of California Museum of Paleontology (UCMP), where they will be properly curated and made available for future research.

2.8 GREENHOUSE GAS EMISSIONS:

- a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The following mitigation measure applies to subsection a) of Section 2.8 of the Initial Study:

GHG-1: Prior to the issuance of any certificate of occupancy for the proposed project, the project applicant shall provide the City with documentation, to the City's satisfaction, that demonstrates verifiable purchases of carbon credits in an amount sufficient to offset the proposed project's greenhouse gas emissions beyond the adopted significance threshold of 2,520 metric tons (MT) carbon dioxide equivalent (CO₂e) per year for the first 30 years of project operations. This would be equivalent to no less than 3,325 MT CO₂e per year or 99,750 MT CO₂e total, based on current estimates of the proposed project's annual greenhouse gas (GHG) emissions inventory.

All purchased carbon credits shall be pursuant to the following performance standards and requirements: (i) the carbon credits shall achieve real, permanent, quantifiable, verifiable, enforceable, and additional reductions as set forth in California Health and Safety Code Sections 38562(d)(1) and (d)(2). Such credits shall be based on protocols consistent with the criteria set forth by Section 95972, subdivision (a), of Title 17 of the California Code of Regulations, as determined by an expert qualified to make such a determination, and shall not include credits originating outside of California, except to the extent that the quality of the credits and their sufficiency under the standards set forth herein, can be verified by an expert qualified to make such a determination.

As an alternative to purchasing carbon credits, the project applicant may elect to contribute to carbon offsets through a local or regional program or institution in an amount sufficient to offset the proposed project's GHG emissions by the previously identified amounts. Contributions to a local or regional program or institution may include, but are not limited to, funding for renewable energy infrastructure or technologies beyond what would otherwise be required for compliance with existing laws and regulations. Carbon offsets, expressed in an amount of MT CO₂e per year, realized due to contributions made by the project applicable for this purpose shall reduce the required MT CO₂e reductions contained in this mitigation by an equal amount and be pursuant to the following performance standards and requirements:

- (i) the carbon offsets shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions as set forth in California Health and Safety Code Sections 38562(d)(1) and (d)(2); and (ii) one carbon offset shall mean the past reduction or sequestration

of one MT CO₂e that is “not otherwise required” (CEQA Guidelines Section 15126.5(c)(3)).

- b) Would the Project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The following mitigation measures apply to subsection b) of Section 2.8 of the Initial Study:

- GHG-2: Prior to the issuance of a building permit, the City of Rialto Planning Department shall confirm that the project is designed to include the following:

The buildings' electrical room shall be sufficiently sized to hold additional panels that may be needed to supply power for the future installation of electric vehicle (EV) truck charging stations on the site. Conduit should be installed from the electrical room to tractor trailer parking spaces in a logical location(s) on the site determined by the project applicant during construction document plan check, for the purpose of accommodating the future installation of EV truck charging stations at such time this technology becomes commercially available and the buildings are being served by trucks with electric-powered engines.

- GHG-3: Warehouse usage shall be limited to dry storage. If the warehouse is used for cold storage, then prior to the issuance of occupancy permits, the Planning Department shall confirm that tenant lease agreements include contractual language that requires all Transport Refrigeration Units (TRUs) entering the project site be plug-in capable. Electrical hookups shall be provided as part of the tenant improvements for any tenant that requires cold storage. The electrical hookups shall be provided at loading bays for truckers to plug in any onboard auxiliary equipment and power refrigeration units while their truck is stopped.

2.13 NOISE:

- a) Would the Project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The following mitigation measure applies to subsection a) of Section 2.13 of the Initial Study:

- NOI-1: For the duration of the proposed project's on-site construction activities, noise barriers shall be installed along the western property line of the project site that abuts residential properties to the west. The height of the

noise barriers shall be sufficient to shield single-family homes associated with these residential properties. The material of the noise barriers shall be rated to achieve a transmission loss value no less than 15 A-weighted decibels (dBA).

2.17 TRANSPORTATION:

- a) Would the Project conflict with a program plan, ordinance or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The following mitigation measures apply to subsection a) of Section 2.17 of the Initial Study:

TRANS-1: **Implementation of Roadway Improvements**

The proposed project shall implement the following improvements:

- Driveway 1 and Santa Ana Avenue: install stop control on the northbound approach and the westbound left turn lane would be accommodated within the painted median. This driveway shall align with the existing driveway on the north side of Santa Ana Avenue.
- Driveway 2 and Santa Ana Avenue: install stop control on the northbound approach and the westbound left turn lane shall be accommodated within the painted median. This driveway shall align with the existing driveway on the north side of Santa Ana Avenue.
- Lilac Avenue and Santa Ana Avenue: Based on the frontage roadway improvements to be implemented by the proposed project, the intersection shall be modified to accommodate a dedicated eastbound left turn lane (within the painted median) and accommodate a single eastbound through lane (until such time Santa Ana Avenue is widened to its ultimate to the east of Lilac Avenue and can accommodate the receiving lanes for a second through lane).
- Lilac Avenue and Driveway 2: install stop control on the eastbound approach.
- Lilac Avenue: construct Lilac Avenue at its ultimate half-section width as a Collector (64-foot right-of-way) from Santa Ana Avenue to the project's southern boundary consistent with the City's standards. There are no bicycle lanes planned adjacent to

the proposed project along Lilac Avenue, however, the proposed project shall implement a 5-foot sidewalk and a landscaped area between the sidewalk and roadway curb along its frontage consistent with the Collector cross section.

- Santa Ana Avenue: construct Santa Ana Avenue at its ultimate half-section width as a Secondary Highway (88-foot right-of-way) from the project's western boundary to Lilac Avenue consistent with the City's standards. Santa Ana Avenue is designated as a Class II (on-street, striped) bike route, in addition, the proposed project shall implement sidewalk and landscaping improvements along its frontage consistent with the Secondary Highway cross section.

On-site traffic signing and striping shall be implemented consistent with the provisions of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and in conjunction with detailed construction plans for the project site.

TRANS-2: Payment of Fees

Prior to the issuance of building permits, the project applicant shall pay the proposed project's appropriate fair share amount associated with the proposed improvements. A fair share amount of \$848,405 has been identified based on the costs associated with the proposed improvements. However, it is unclear what percentage or amount of these improvements are covered by the City's existing Development Impact Fee (DIF) program. The City's DIF Nexus Study could not be obtained in order to verify the improvements included in the DIF program and calculate the proposed project's fair share improvements not included in a preexisting fee program. As such, the project applicant should work with the City to determine the improvements and dollar amount covered by the City's pre-existing DIF program. The project applicant will be required to pay \$842,800 based on the City's current DIF fee schedule (Regional Traffic Fee and Street Medians Fee). Once the appropriate fair share amount has been determined, the project applicant shall be required to pay the fair share amount to the City of Rialto.