PUBLIC REVIEW DRAFT

CITY OF RIALTO

City of Rialto 6th Cycle Housing Element Update (2021-2029)

Initial Study and Mitigated Negative Declaration

October 2025

Lead Agency:

City of Rialto

Sandra Robles - Senior Planner
Community Development Department
150 South Palm Avenue
Rialto, CA 92376
909-820-2505
srobles@rialtoca.gov

Table of Contents

1.0 Introduction 1
1.1 Project Overview 1
1.2 Statutory Authority And Requirements 1
1.3 Incorporation By Reference 3
1.4 Environmental Resource Topics 4
1.5 Summary Of Findings 4
1.6 Initial Study Public Review Process 5
1.7 Project Applicant(S)/Sponsor(S) 5
1.8 Document Organization 6
2.0 Project Description 7
2.1 Location 7
2.2 Environmental Setting 7
Physical Setting 7
Population 7
Housing 8
General Plan 8
Zoning 9
2.3 Background 11
Housing Element State Law Mandates 11
Regional Housing Needs Assessment 12
Rhna Allocation 13
2.4 Project Characteristics 14
Goals And Policies 14
Housing Programs 15
Candidate Housing Sites Realistic Development Capacity 17
2.5 Housing Element Implementation Program – Ceqa Project 19
2.6 Future Development 20
Ministerial (By Right) Review 20
Discretionary Review 21
2.7 Project Phasing 21
2.8 Discretionary Actions, Permits, And Other Project Approvals 22

3.0 Initial Study Checklist 35
4.0 Environmental Analysis 37
4.1 Aesthetics 38
4.2 Agriculture and Forestry Resources 41
4.3 Air Quality 43
4.4 Biological Resources 50
4.5 Cultural Resources 56
4.6 Energy 62
4.7 Geology and Soils 65
4.8 Greenhouse Gas Emissions 73
4.9 Hazards and Hazardous Materials 76
4.10 Hydrology and Water Quality 83
4.11 Land Use and Planning 89
4.12 Mineral Resources 98
4.13 Noise 100
4.14 Population and Housing 109
4.15 Public Services 114
4.16 Recreation 118
4.17 Transportation 120
4.18 Tribal Cultural Resources 126
4.19 Utilities and Service Systems 128
4.20 Wildfire 133
4.21 Mandatory Findings Of Significance 135
5.0 References 137
Appendix A: Candidate Housing Sites Inventory

1.0 INTRODUCTION

1.1 Project Overview

The Housing Element is one of the State-mandated General Plan elements and must be updated every eight years to address existing and forecast housing needs across all segments of the community. In accordance with these requirements, the City of Rialto ("City") has completed the City of Rialto 6th Cycle Housing Element Update (2021-2029), which is a comprehensive update to the City's 5th Cycle Housing Element. The 6th Cycle Housing Element provides policies, programs, and actions that support and create the framework for production, preservation, and maintenance of the City's housing stock for all income levels for the 2021 to 2029 planning period.

Kimley-Horn and Associates (Kimley-Horn) has prepared this Initial Study for the City to assess whether there may be significant environmental impacts associated with the proposed 6th Cycle Housing Element Update Project ("Project" or "HEU"). The Project involves 258 candidate housing sites (i.e., parcels) for rezoning within the City's boundaries. The HEU estimates a total potential housing development capacity of 16,197 dwelling units ("DU"), including accessory, entitled Specific Plans, and proposed rezones. This shows a surplus of approximately 96 percent (7,925 DU) over the City's Regional Housing Needs Assessment (RHNA) of 8,272 DU. The proposed rezone strategies on the candidate housing sites have a realistic housing development capacity of 8,587 DU and a maximum housing development capacity of 16,198 DU. This Initial Study evaluates the potential environmental impacts from a maximum housing development capacity of 13,674 DU when accounting for a maximum of 128 accessory dwelling units (ADU) and an existing housing development capacity of 2,652 DU. To facilitate the future development of housing on the candidate housing sites, and to be found in substantial compliance with State law pursuant to California Government Code ("Government Code") § 65583, subdivision (c)(1)(A) and § 65583.2, subdivision (c), the Project includes amendments to the Rialto General Plan ("General Plan") and Rialto Municipal Code ("Rialto Code").

1.2 Statutory Authority and Requirements

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, § 15000 et seq.). Pursuant to State CEQA Guidelines § 15063, the purpose of this Initial Study is to determine whether the proposed Project may have a significant effect on the environment and to inform the decision whether to prepare an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND).

Lead Agency

The Lead Agency is the public agency with primary responsibility for approving or carrying out a project. When multiple public agencies are involved, State CEQA Guidelines § 15051 provides criteria for determining the Lead Agency. In accordance with State CEQA Guidelines § 15051(b) (1), "the Lead Agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on this criterion and pursuant to State CEQA Guidelines § 15367, the City of Rialto is the Lead Agency for the proposed Project.

Responsible and Trustee Agencies

Responsible and Trustee Agencies are defined in State CEQA Guidelines §§ 15381 and 15386. A Responsible Agency is a public agency, other than the Lead Agency, which has discretionary approval authority over some aspect of the project. A Trustee Agency is a state agency with jurisdiction over natural resources that may be affected by the project. This Initial Study and proposed MND have been submitted to the State Clearinghouse for distribution to applicable Responsible and Trustee Agencies. These agencies may rely on this document for any necessary permits or approvals related to implementation of the proposed Project.

Initial Study

State CEQA Guidelines § 15063(b) states that if the Lead Agency determines, based on substantial evidence in the record, that a project may have a significant effect on the environment, the Lead Agency shall prepare an EIR. If there is no substantial evidence of a significant effect, the Lead Agency may instead prepare a ND. If potentially significant impacts are identified but can be reduced to a less than significant level through mitigation, the Lead Agency may prepare an MND.

The purposes of an Initial Study, as described in State CEQA Guidelines § 15063(c), include:

- Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR or a ND;
- Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a ND;
- Assist in the preparation of an EIR, if one is required;
- Facilitate environmental assessment early in the design of a project;
- Provide documentation of the factual basis for the finding in a ND that a project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine whether a previously prepared EIR could be used with the project.

This Initial Study is intended to serve as an informational document for the Lead Agency and Responsible Agencies considering discretionary actions related to the proposed Project, if any.

Determination to Prepare a Negative or Mitigated Negative Declaration

State CEQA Guidelines § 15070 provides that a public agency shall prepare a proposed ND or MND when:

a) The Initial Study shows no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment; or

b) The Initial Study identifies potentially significant effects, but:

    1) Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

Mitigation Measures

Under State CEQA Guidelines § 15041, a Lead Agency may require feasible changes to a project to substantially lessen or avoid significant environmental effects. "Feasible" is defined in State CEQA Guidelines § 15364 as capable of being accomplished in a successful manner within a reasonable period of time, considering economic, environmental, legal, social, and technological factors. State CEQA Guidelines § 15126.4 requires mitigation measures to meet applicable constitutional requirements, including:

- A clear nexus between the mitigation measure and a legitimate governmental interest; and
- A rough proportionality between the mitigation required and the project's impact.

Mitigation measures take various forms as defined in State CEQA Guidelines § 15370:

- Avoiding the impact altogether by not taking a certain action or parts of an action.
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifying the impact by repairing or restoring the affected environment.
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- Compensating for the impact by replacing or providing substitute resources or environment, including through permanent protection of such resources in the form of conservation easements.

Mitigation Monitoring and Reporting Program (MMRP)

Pursuant to State CEQA Guidelines § 15097, a Mitigation Monitoring and Reporting Program (MMRP) will be adopted to ensure implementation of all mitigation measures identified in this Initial Study MND. The MMRP will specify the mitigation measures, the timing of implementation, the responsible party, and the method of verification.

For future housing projects developed consistent with the Housing Element and within the scope of this IS/MND, compliance with all applicable mitigation measures would be required as a condition of project approval. Project applicants would be responsible for incorporating relevant measures into project plans and for funding or conducting the necessary monitoring, subject to City oversight. The City would verify compliance with the MMRP during the entitlement, permitting, and construction plans, and would impose conditions of approval, permit requirements, or mitigation agreements as necessary to ensure implementation.

1.3 Incorporation by Reference

Pertinent documents relating to this Initial Study have been cited in accordance with State CEQA Guidelines § 15148 or have been incorporated by reference in accordance with State CEQA Guidelines § 15150, which encourages incorporation by reference as a means of reducing redundancy and the length

of environmental reports. The following documents are hereby incorporated by reference into this Initial Study and are available for review at, or can be obtained through, the City of Rialto Planning Division.

- City of Rialto. (2010). Rialto General Plan, adopted December 2010. (General Plan)
- City of Rialto. (2010). City of Rialto General Plan Update EIR, certified December 2010. (General Plan EIR)
- City of Rialto. (2024). Foothill Central Specific Plan, adopted February 2024. (FCSP)
- City of Rialto. (2024). Addendum to the Foothill Boulevard Specific Plan Mitigated Negative Declaration, adopted February 2024.
- City of Rialto. (2012). Lytle Creek Specific Plan, adopted August 2012. (LCSP)
- City of Rialto. (2012). Lytle Creek Specific Plan EIR, certified August 2012. (LCSP EIR)
- City of Rialto Municipal Code (Municipal Code)

1.4 Environmental Resource Topics

This Initial Study evaluates the proposed Project's impacts concerning the following environmental resource topics:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

1.5 Summary of Findings

Section 3.0 contains the Environmental Checklist that was prepared for the proposed Project pursuant to State CEQA Guidelines Appendix G. The Environmental Checklist indicates that the proposed Project would result in no impact or less than significant impact for all resource areas analyzed, except the following for which the Project would result in less than significant impacts with mitigation measure incorporated.

- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources

Descriptions of the applicable mitigation measures are provided in the environmental analyses for each environmental resource topic. See **Section 4.4: Biological Resources, Section 4.5: Cultural Resources, Section 4.7: Greenhouse Gas Emissions, Section 4.9: Hazards and Hazardous Materials, Section 4.13:**

Noise, Section 4.17: Transportation, and **Section 4.18: Tribal Cultural Resources** for detailed descriptions of the mitigation measures applicable to those topics.

1.6 Initial Study Public Review Process

In accordance with State CEQA Guidelines § 15073 and Assembly Bill 819 (AB 819), the Notice of Intent (NOI) to adopt an MND has been filed with the State Clearinghouse and County of San Bernardino Clerk and distributed to responsible and trustee agencies, other affected agencies, and interested parties. Pursuant to State CEQA Guidelines § 15206, this IS/MND has been submitted to the State Clearinghouse for a 30-day public review period because the Housing Element Update constitutes a project of statewide, regional, or area-wide significance. Specifically, the Housing Element is required by State law (Government Code § 65580 et seq.) and implements the City's assigned share of the 6th Cycle RHNA.

In accordance with AB 819, this IS/MND has also been made available on the City's website for the full 30-day public review period. The document is accessible at:

https://www.rialtoca.gov/633/Plan-to-House-Our-Rialto-Housing-Element.

Hard copies of this IS/MND are also available for public review at the following location during normal business hours:

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

During the public review period, affected public agencies and interested members of the public should review and comment on the adequacy of the IS/MND's environmental analysis and proposed mitigation measures. Written comments may be submitted to:

Sandra Robles, Senior Planner
City of Rialto
Community Development Department, Planning Division
150 South Palm Avenue
Rialto, CA 92376
Email: srobles@rialtoca.gov

Email comments should include the Project title ("6th Cycle Housing Element Update Project") in the subject line and provide a valid mailing address. All comments received during the public review period will be considered prior to adoption of the MND.

1.7 Project Applicant(s)/Sponsor(s)

City of Rialto
150 South Palm Avenue
Rialto, CA 92376

1.8 Document Organization

This document has been organized into the following sections:

Section 1.0: **Introduction** describes the purpose, legal context, and organization of the document, including the public review process and applicable CEQA provisions.

Section 2.0: **Project Description** provides details regarding the Project's location, environmental setting, background and history, key characteristics, discretionary actions, construction program, phasing, agreements, and required permits and approvals. This section also outlines the intended uses of the Initial Study, including a list of anticipated permits and other approvals.

Section 3.0: **Initial Study Checklist** includes the Lead Agency's formal environmental determination and CEQA certification statement.

Section 4.0: **Environmental Analysis** provides specific analysis for each environmental resource topic, incorporating background information, applicable regulations, thresholds of significance, impact evaluations, and mitigation measures as needed to avoid/reduce potential impacts to a less than significant level.

Section 5.0: **References** lists all references and source materials used in the preparation of this Initial Study.

2.0 Project Description

2.1 Location

The City of Rialto (City) is situated at the southwest portion of the County of San Bernardino ("County"), within the Western San Bernardino Valley. It is bordered by unincorporated County areas to the northeast and southwest, Riverside County to the south, the Cities of Colton and San Bernardino to the east, and the City of Fontana to the west. Interstate 210 (I-210) and Interstate 10 (I-10) provide regional access, traversing the City in an east-west orientation in the northern and southern sections, respectively. **Exhibit 2-1: Regional Vicinity Map** depicts the City's location in a regional context, while **Exhibit 2-2: Local Vicinity Map** depicts it in a local context.

This Initial Study evaluates 258 candidate housing sites (parcels) within the City's boundaries; see **Appendix A: Candidate Housing Sites Inventory**. **Exhibit 2-3: Map of Candidate Housing Sites** depicts the Project area, the seven Opportunity Areas ("OA"), and candidate housing site locations. Opportunity Areas are areas within the City where opportunity exists for rezoning to higher-density residential use. For analysis purposes, these candidate housing sites have been assigned numeric labels, as shown on **Exhibits 2-4** through **2-12**.

Rialto is predominantly residential, with significant commercial areas along Foothill Boulevard (Historic Route 66), Riverside Avenue, Valley Boulevard, and Baseline Road at Riverside Avenue. Additionally, industrial and warehouse uses are concentrated along the City's rail lines north of I-210 and south of I-10.

2.2 Environmental Setting

Physical Setting

Rialto encompasses approximately 15,424 acres or 24.1 square miles. The City is approximately 4.0 miles wide by 8.5 miles long.[1] It is bordered by unincorporated County areas to the northeast and southwest, Riverside County to the south, the cities of Colton and San Bernardino to the east, and the City of Fontana to the west. The Lytle Creek Wash and Cajon Wash lie north of the City.

Population

This Initial Study uses the most current population data available as of this writing;[2] see **Table 2-1: County and City Population**. As of May 1, 2024, Rialto's estimated existing population was 103,097 persons, representing approximately 5.0 percent of the County's total population of 2,181,433 persons. As indicated in **Table 2-1,** Rialto's population decreased slightly (by approximately 0.88 percent) from its estimated 2020 population of 104,013 persons. In comparison, the County's population decline between 2020 and 2024 was slightly less (approximately 0.01 percent).

[1] City of Rialto. Available at https://yourrialto.com/488/History-of-Rialto. Accessed on April 3, 2025.
[2] The City of Rialto 2021-2029 Housing Element ("Housing Element") uses 2010 and 2019 data.

Table 2-1: County and City Population

Jurisdiction	2020 Population	2024 Population	Number Change 2020:2024	Percent Change 2020:2024
County	2,181,654	2,181,433	-221	-0.01%
City	104,013	103,097	-916	-0.88%

Source: State of California, Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024.* Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/.

Housing

This Initial Study uses the most current housing and household data available as of this writing; see **Table 2-2: County and City Households and Housing**. As of May 1, 2024, the City's existing estimated housing stock totaled 28,523 DUs, with single-family detached homes comprising the majority (i.e., approximately 72 percent). As indicated in **Table 2-2**, the City's 2024 housing stock increased by approximately 2 percent from the estimated 27,954 DUs in 2020. In comparison, the County's housing stock increased by approximately 3 percent during the same period.

Table 2-2: County and City Households and Housing

Jurisdiction	Households				Housing (DUs)			
	2020	2024	Number Change 2020:2024	Percent Change 2020:2024	2020	2024	Number Change 2020:2024	Percent Change 2020:2024
County	2,140,452	2,144,499	+4,047	+0.2%	731,899	753,826	+21,927	+3.0%
City	103,552	102,636	-916	-0.9%	27,954	28,523	+569	+2.0%

Source: State of California Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024.* Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/.

General Plan

The *Rialto General Plan* ("General Plan"), adopted in 2010, outlines the City's long-range planning goals and policies for development. It serves as the City's vision for growth through 2040. General Plan Chapters 2 through 7 include the following elements: Land Use, Open Space, Community Design, Conservation, Economic Development, Redevelopment, Infrastructure, Public Services and Facilities, Circulation, Safety and Noise, and Housing.

The General Plan Land Use Element describes the City's existing land use characteristics and development patterns, and it establishes a plan for future development and redevelopment. The candidate housing sites' existing General Plan land use designations are described in **Table 2-3: Candidate Housing Sites - Existing General Plan Land Use Designations**.

Table 2-3: Candidate Housing Sites - Existing General Plan Land Use Designations

Land Use Designation	Description
R6 - Residential 6 (Density: 2.1-6 du/ac)	Allows development of single-family detached residences with a density of 2.1 to 6 dwelling units per acre ("du/ac").
R21 - Residential 21 (Density: 12.1-21 du/ac)	Allows development of low-scale attached units with private/shared open space, and groups of attached housing with larger common open space areas with a density of 12.1 to 21 du/ac.
O – Office (Intensity: maximum 0.75 FAR)	Allows development of small- and large-scale professional offices and related uses to accommodate a broad range of low-intensity, service-oriented, and employment-generating uses.
DMU - Downtown Mixed Use (Intensity: 6.1- 60 du/ac; maximum 1.50 FAR)	Allows development of single-family attached or detached residences with a density of 22.1 to 30 du/ac.
CC – Community Commercial (Intensity: maximum 0.35 FAR)	Allows development of variety of retail, office, and service-oriented business activities that serve the local community, including supermarkets, restaurants, small-scale service businesses, and specialty retail stores.
GC – General Commercial (Intensity: maximum 0.50 FAR)	Allows development of general retail, commercial services, restaurants, lodging, commercial recreation, professional offices, and medical and financial institutions.
BP – Business Park (Intensity: maximum 1.0 FAR)	Allows development of a mix of commercial, office, research and development, laboratories, and light industrial uses developed in a complementary manner and displaying high-quality architecture and site design.
OSRC – Open Space – Recreation	Applies to open space areas set aside for active and passive recreation, including public and private parks of all sizes, sports fields, recreational facilities, plazas, trails, and golf courses.
OSRS -Open Space – Resources	Applies to open space areas necessary for the protection and preservation of unique areas for such purposes as groundwater recharge and flood control, habitat and wildlife corridor enhancement, the managed production of aggregate resources, agricultural heritage, transmission of energy resources, and public safety.
SP – Specific Plan	Specific plans create and specify the land use designations for the areas that they contain. However, the land use designations must be consistent with the General Plan.
Source: City of Rialto. (2010). *City of Rialto General Plan*. Pages 2-4 through 2-9. Retrieved from: https://yourrialto.com/DocumentCenter/View/1494/2010-General-Plan.	

Zoning

The City's Zoning Code is found in Rialto Municipal Code ("Rialto Code") Title 18. The Zoning Code's purpose is to establish permitted land uses and development standards for each zone. It was also adopted to reduce street congestion; ensure safety from fire, panic and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; and facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. The candidate housing sites' existing zones are described in **Table 2-4: Candidate Housing Sites – Existing Zoning**.

Table 2-4: Candidate Housing Sites - Existing Zoning

Zone	Description
R-1 A-10,000 Single Family	Allows for development of a single one-family dwelling on a minimum 10,000 square foot lot.
R-1 B Single Family	Allows for development of a single one-family dwelling on a minimum 8,400 square foot lot.
R-1 C Single Family	Allows for development of a single one-family dwelling on a minimum 7,700 square foot lot.
Multi-Family	Allows for development of multiple family attached dwellings of up to four units. Five or more units can be conditionally allowed. Lots must be a minimum of one acre.
A-P Administrative-Professional-Institutional	Allows for development of offices for the practice of a profession, administration of a business.
C-1 Neighborhood Commercial	Allows for the development of retail stores, offices (business or professional), and certain services.
C-1A Community Shopping Center	Allows for the development of uses permitted in C-1 and additional uses.
Foothill Central Specific Plan	Foothill Boulevard Specific Plan: Allows for development of high density residential, residential uses mixed with less-intense commercial uses, and muti-story development to encourage revitalization of existing development.
	Central Area Specific Plan: Allows for development of commercial manufacturing or light industrial land uses, commercial uses, and increased density residential uses.
Lytle Creek Ranch Specific Plan	Allows for the development of residential uses with density of 5-14 du/ac and for open space, neighborhood parks, golf, and recreation areas.
Renaissance Specific Plan	Allows for the development or residential uses with a density of 3-35 du/ac.
Gateway Specific Plan	Allows for the development of retail commercial, office park, and industrial park uses.
Rialto Airport Specific Plan	Allows for a range of uses including commercial, office, industrial, and residential uses.
Residential Overlay	Allow for attractive high density residential development in appropriate areas of the City while allowing existing development to remain and retain the development potential of the underlying zoning.

Source: City of Rialto. (2010). *City of Rialto Municipal Code Title 18*. Available at https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT18ZO.

2.3 Background

Housing Element State Law Mandates

California State Housing Element Law, established in 1969 under Government Code Article 10.6, requires all cities and counties to adopt a Housing Element as part of their General Plans. The Housing Element serves as the City's strategy for addressing current and future housing needs across all income levels. It includes an analysis of demographic and housing trends, an inventory of sites available for residential development, and goals, policies, and programs to facilitate housing production, conserve the existing housing stock, and affirmatively further fair housing.

Per Government Code § 65583, local governments must review and update their Housing Elements on an eight-year cycle. Government Code § 65583 further requires that the Housing Element remain internally consistent with the rest of the General Plan and be revised periodically to reflect changing housing conditions, new statutory mandates, and updated RHNA. For jurisdictions within the Southern California Association of Governments (SCAG) region, including the City of Rialto, the State has established the following Housing Element update cycles:

- 5th Cycle: October 2013 – October 2021
- 6th Cycle: October 2021 – October 2029
- The proposed 6th Cycle HE (the HEU) updates the 5th Cycle Housing Element to incorporate goals, policies, and programs to support housing development throughout the City for the 2021-2029 planning period.

The City's 6th Cycle HEU was adopted to comply with these statutory requirements and to demonstrate the City's ability to accommodate its assigned RHNA obligation of 8,272 DUs. Implementation of the Housing Element includes amendments to the General Plan and Zoning Code to rezone sites that are appropriately located and adequately sized to facilitate housing development, particularly for lower-income households, as State law requires.

Failure to comply with Housing Element law may result in serious consequences for a local jurisdiction, including exposure to "Builder's Remedy" projects under Government Code § 65589.5(d), the loss of State housing and infrastructure funding, and potential enforcement actions by the California Attorney General or the California Department of Housing and Community Development (HCD).

Household Income

California state law requires that local jurisdictions plan for the housing needs of all income levels, as defined by HCD. HCD establishes standard income categories based on a percentage of the County's Median Family Income (MFI), which are used for RHNA allocations and Housing Element planning. These categories include:

- Very Low-Income: 31 and 50 percent of MFI
- Low-Income: 51 percent and 80 percent of MFI
- Moderate Income: 81 percent and 120 percent of MFI
- Above-Moderate Income: Greater than 120 percent of MFI

In addition, state law separately defines extremely low-income households as those earning less than 30 percent of the MFI. Together, the extremely low, very low, and low-income groups are referred to as lower-income households.[3]

The Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) estimates, based on the 2013-2017 American Community Survey, indicate that approximately 44.7 percent of Rialto households earned extremely low, very low, or low incomes, while approximately 55.3 percent of households earned incomes in the moderate to above-moderate range; see **Table 2-5: Households by Income Category in Rialto**.

Table 2-5: Households by Income Category in Rialto

Income Category (Percent of County MFI)	Households	Percent
Extremely Low (30% MFI or less)	2,920	11.2%
Very Low (30% to 50% MFI)	3,560	13.7%
Low (50% to 80% MFI)	5,140	19.8%
Moderate or Above (Over 80% MFI)	14,395	55.3%
Total	**26,015**	**100%**

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Regional Housing Needs Assessment

As previously noted, Government Code § 65583 outlines the specific content requirements of a jurisdiction's Housing Element. Among these requirements is the obligation for local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) must determine existing and future housing needs, and HCD must approve the allocation of these needs.

The City of Rialto is a member agency of SCAG, which is responsible for preparing the RHNA for all jurisdictions within the SCAG region. SCAG acts as the COG for San Bernardino County. State Housing Law mandates the RHNA as part of the periodic process of updating local General Plan Housing Elements.[4] SCAG quantifies the housing need in each jurisdiction for all economic segments of the community, known as RHNA allocation plan, across four income categories: very low, low, moderate, and above moderate.

Per Government Code § 65584(d), the RHNA allocation plan determines existing and projected housing need with the following objectives:

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.
- Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reduction targets provided by the State Air Resources Board pursuant to Government Code § 65080.

[3] Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low-income based on State definition).
[4] Southern California Association of Governments (SCAG). What is RHNA? Available at https://scag.ca.gov/rhna.

- Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
- Affirmatively furthering fair housing.

Each jurisdiction must demonstrate in its Housing Element that it can accommodate its RHNA allocation at all income levels. The California Department of Finance's (DOF) population estimates and RHNA are also used for regional transportation planning purposes. Senate Bill (SB) 375 integrates RHNA with SCAG's Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS).

Previously, RHNA calculations were conducted independently of the RTP. However, in 2008, the California Legislature passed SB 375 as the land use and transportation planning component of the State's effort to reduce vehicle miles traveled (VMT) to achieve the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32) greenhouse gas (GHG) emission reductions. AB 32 recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing by using transit, walking, or bicycling.

RHNA Allocation

The 6th Cycle RHNA allocates housing needs based on projected growth in housing units over the planning period from 2021 to 2029. The RHNA allocation identifies the number of housing units needed to accommodate estimated future growth at specified levels of affordability. While the length and structure of RHNA cycles are established by state statute (generally 8 years for jurisdictions with a certified Housing Element), HCD sets the specified planning period dates in coordination with regional councils of government. For jurisdictions in the SCAG region, HCD established that the 6th Cycle RHNA planning period extends from October 15, 2021, through October 15, 2029. (Note: Northern California regions may follow different cycles based on their respective councils of government.)

Table 2-6: RHNA Housing Needs Allocation outlines the City's regional share of housing units by income category. Rialto's total housing need for the 6th Cycle is 8,272 DU, comprising 2,218 very low-income units, 1,206 low-income units, 1,371 moderate-income units, and 3,477 above-moderate-income units.

Table 2-6: RHNA Housing Needs Allocation

Income Level	% of Average Median Income (AMI)	RHNA Allocation (Housing Units)
Very Low Income	<50%	2,218
Low-income	50-80%	1,206
Moderate Income	80-120%	1,371
Above Moderate Income	>120%	3,477
Total		**8,272**
Source: SCAG, 2021		

Under State Housing Law, local governments must ensure that projected housing needs can be fully accommodated at all times during the Housing Element planning period. The HEU provides a framework for evaluating the adequacy of local zoning and regulatory actions to ensure each local government designates sufficient land use appropriately throughout the planning period.

The Housing Element must identify and analyze the City's housing needs, establish reasonable goals, objectives, and policies to address those needs, and implement effective strategies to achieve them. Additionally, the HEU must identify candidate housing sites with the potential to accommodate housing at higher densities to meet the City's assigned low-income (extremely low, very low, and low-income) RHNA category needs.

2.4 Project Characteristics

The City is proposing the 6th Cycle Housing Element (2021‑2029 planning period) as a comprehensive update to the City's 5th Cycle 2014-2021 Housing Element. The HEU includes the City's Housing Plan, which addresses the City's identified housing needs. It also outlines goals, policies, and programs related to housing and housing-related services, as well as the City's approach to addressing its share of the regional housing need.

The HEU has four sections and four appendices:

- **Section 1: Introduction** summarizes the Housing Element's content, organization, and statutory considerations.
- **Section 2: City of Rialto Community Profile** contains an analysis of the City's population, household and employment base, and housing stock characteristics.
- **Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)** examines governmental and non-governmental constraints on housing production, maintenance, and affordability, and summarizes housing resources, including identification of housing sites, and funding and financial considerations.
- **Section 4: Housing Plan** addresses Rialto's identified housing needs, including housing goals, policies, and programs.
- **Appendices:**
    - Appendix A: Review of Past Performances
    - Appendix B: Inventory of Adequate Sites
    - Appendix C: Summary of Community Engagement
    - Appendix D: Glossary.

Goals and Policies

As required by State Housing Element law, the Housing Plan facilitates and encourages the provision of housing and identifies sites to accommodate RHNA growth needs. The Housing Plan would implement strategies and programs intended to address the City's housing needs and meet the City's housing goals, which are:

- **Housing Goal #1**: Maintain and improve the quality of existing housing and neighborhoods in Rialto.
- **Housing Goal #2**: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.
- **Housing Goal #3**: Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.
- **Housing Goal #4**: Alleviate any potential governmental constraints to housing production and affordability.
- **Housing Goal #5**: Promote equal opportunity for all residents to reside in the housing of their choice.

The goals listed above are described throughout the Housing Plan, along with accompanying policies and programs designed to achieve them. The goals and policies are provided in their entirety in the HEU.

Housing Programs

The housing policy programs proposed to implement each goal and policy are included in their entirety in Housing Element Section 4 - Housing Plan.

Housing Conservation and Improvement

- **Housing Program 1A**: Acquisition, Rehabilitation, and Resale Program
- **Housing Program 1B**: Funding for Housing Rehabilitation Programs
- **Housing Program 1C**: Code Enforcement
- **Housing Program 1D**: Multi-Family Improvement Districts
- **Housing Program 1E**: Citywide Homeowner Association Survey
- **Housing Program 1F**: Targeted Neighborhood Approach
- **Housing Program 1G**: Receivership

Housing Availability and Production

- **Housing Program 2A**: Provide Adequate Sites to Accommodate the RHNA
- **Housing Program 2B**: Rezone to Provide Adequate Sites to Accommodate RHNA
- **Housing Program 2C**: Replacement Housing
- **Housing Program 2D**: Accessory Dwelling Unit Construction
- **Housing Program 2E**: Accessory Dwelling Unit Monitoring Program
- **Housing Program 2F**: Non-Vacant Adequate Sites to Satisfy By-Right Requirements of AB 1397

- **Housing Program 2G**: Objective Design Standards
- **Housing Program 2H**: SB 35 Streamlining
- **Housing Program 2I**: Emergency Shelters
- **Housing Program 2J**: Transitional and Supportive Housing
- **Housing Program 2K**: Manufactured Housing
- **Housing Program 2L**: Condominium Conversion
- **Housing Program 2M**: Single-Room Occupancy (SRO)
- **Housing Program 2N**: Alternative Housing Concepts
- **Housing Program 2O**: Lot Consolidation
- **Housing Program 2P**: Small Lot Consolidation
- **Housing Program 2Q**: Subdivision of Specific Plan Areas
- **Housing Program 2R**: Residential Incentives
- **Housing Program 2S**: Surplus Land Act
- **Housing Program 2T**: Inclusionary Housing Ordinance
- **Housing Program 2U**: Site Assembly

Housing Affordability

- **Housing Program 3A**: Down Payment Assistance Program
- **Housing Program 3B**: Acquisition, Rehabilitation, and Rental Program
- **Housing Program 3B**: Preserve and Monitor At-Risk Units
- **Housing Program 3C**: Mobile Home Park Preservation
- **Housing Program 3D**: County Homeownership Program
- **Housing Program 3E**: Good Neighbor Next Door Program
- **Housing Program 3F**: County Housing Voucher Program
- **Housing Program 3G**: Tenant-Based Rental Assistance
- **Housing Program 3H**: Parking Near Public Transit

Removing Governmental Constraints

- **Housing Program 4A**: Density Bonus
- **Housing Program 4B**: Remove Development Constraints

- **Housing Program 4C**: Water and Sewer Service Providers
- **Housing Program 4D**: Availability of Zoning, Development Standards, Fees and Inclusionary Requirements Online
- **Housing Program 4E**: Annual Review of Site Requirements
- **Housing Program 4F**: Residential Incentives
- **Housing Program 4G**: Permit Processing and Findings

Equal Housing Opportunity

- **Housing Program 5A**: Affirmatively Furthering Fair Housing Services
- **Housing Program 5B:** Fair Housing Services
- **Housing Program 5C:** Reasonable Accommodations
- **Housing Program 5D:** Emergency Shelters, Transitional and Supportive Housing
- **Housing Program 5E:** Supportive Housing/Low Barrier Navigation Centers
- **Housing Program 5F:** Housing for Persons with Developmental Disabilities
- **Housing Program 5G:** Agricultural Employee and Farmworker Housing
- **Housing Program 5H:** Residential Care Facilities

Candidate Housing Sites Realistic Development Capacity

To comply with AB 1397, the City must specify the number of DUs that can realistically be accommodated on each candidate housing site and determine whether the site is adequate to accommodate lower-income housing in accordance with existing regulations, or if future implementation actions are necessary.

Table 2-7 shows the City's 6th Cycle RHNA needs by income category and candidate housing sites to meet those needs. The analysis demonstrates that Rialto has the capacity to meet its 6th Cycle RHNA allocation through the following methods:

- Identification of development capacity on entitled private specific plans
- Identification of development capacity on sites that permit development of residential uses at or above 30 du/ac
- Development of approved projects that do not yet have certificates of occupancy
- Future development of Accessory Dwelling Units (ADUs)
- Identification of opportunity areas for rezoning to higher-density residential use

Table 2-7: Summary of RHNA Status and Sites Inventory

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	2,218	1,206	1,371	3,477	8,272
Pipeline & Units Constructed					
Pipeline Projects	0	0	0	916	916
Units Constructed/Issued Permits in Projection Period (Begins June 31, 2021)	0	0	0	285	285
Total Pipeline & Units Constructed	*0*	*0*	*0*	*1,201*	*1,201*
Remaining Unmet RHNA	2,218	1,206	1,371	2,276	7,071
Existing Zoning					
Accessory Dwelling Unit Projection	40		26	6	72
Total Existing Zoning	*40*		*26*	*6*	*72*
Entitled, Private Specific Plans (SP)					
Lytle Creek Ranch Specific Plan	0		621	5,638	6,259
Renaissance Specific Plan	0		405	874	1,279
Total Entitled/Private SPs			*1,026*	*6,512*	*7,538*
Rezone Strategies – Unit Capacity					
Opportunity Areas with Rezone/Upzone Programs					
1 - Foothill Boulevard Specific Plan	2,443		227	1,767	4,437
2 - North Riverside Avenue	369		40	264	673
3 - Gateway Specific Plan	307		28	223	558
4 - Central Area Specific Plan	189		8	153	350
5 - Baseline Parcels	88		5	70	163
6 - Baseline Shopping Center	744		70	539	1,353
7 – Housing Opportunity Overlay	583		50	420	1,053
Total Rezone Strategies	*4,723*		*428*	*3,436*	*8,587*
Total Potential Development Capacity	4,763		1,480	9,954	16,197
Sites Surplus/Shortfall (#)	1,339		109	6,477	7,925
Sites Surplus/Shortfall (%)	39%		8%	186%	96%

Source: City of Rialto. (2025). *Plan to House Our Rialto: 2021-2029 Housing Element Update Table B-1: Summary of RHNA Status and Sites Inventory.* Available at: https://www.rialtoca.gov/633/Plan-to-House-Our-Rialto-Housing-Element.

As indicated in **Table 2-7**, the candidate housing sites and ADU have a realistic development capacity of approximately 16,197 DU, including accessory, entitled Specific Plans, and proposed rezones. This realistic development capacity is based on a realistic development density, which considers previous development patterns and existing development. The realistic development capacity of 16,197 DU shows a 96 percent (7,925 DU) buffer over the City's RHNA of 8,272 DU. This buffer recognizes that the candidate housing sites may not be developed to the greatest density and thus serves as a contingency that may be considered to address future "no net loss," if it becomes necessary to identify a replacement site during the 6th Cycle. The No Net Loss Law (Government Code § 65863) aims to ensure development opportunities remain available throughout the planning period to accommodate a jurisdiction's RHNA,

especially for lower- and moderate-income households. Therefore, the analysis shows that the City can meet its 6th Cycle RHNA.

2.5 Housing Element Implementation Program – CEQA Project

State CEQA Guidelines § 15378(a) defines a "project" as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The HEU does not propose specific housing projects or physical development at this time; instead, it establishes the regulatory framework and zoning capacity necessary to accommodate the City's RHNA obligations.

The City would meet its RHNA allocation through implementation programs described in HEU Section 4. Several of these programs involve zoning actions or policy changes that could result in future physical changes to the environment and therefore constitute part of the CEQA "project" evaluated in this Initial Study.

Housing Program 2B: Rezone to Provide Adequate Sites to Accommodate RHNA. To accommodate the RHNA for lower-income and moderate-income households, the City has identified seven OAs, comprising approximately 325 acres and 258 parcels/candidate housing sites, for rezoning; see **Exhibit 2-3**. A Zoning Code Amendment is proposed to establish a residential overlay that allows up to 50 du/ac on these sites. In compliance with Government Code § 65583.2(c) and the Clovis decision (Clovis v. County of Fresno, 2022), the City must, and will, establish a minimum density of at least 20 du/ac on sites intended to accommodate lower-income housing. The residential overlay would establish both the minimum (20 du/ac) and maximum (50 du/ac) density limits accordingly.

Housing Program 2D: Accessory Dwelling Unit Construction. Accessory dwelling units (ADUs) are an accepted method of increasing the City's affordable housing stock. Although the City adopted an ADU ordinance in 2020 and subsequently amended it, additional updates are proposed to ensure full compliance with recent State housing law changes. The City will continue to support and facilitate ADU construction and assumes that at least 128 ADUs will be developed on residential properties throughout the City during the 2021 to 2029.planning period.

Assumed density refers to the realistic buildout capacity of an area based on previous development patterns, market conditions, and existing development. Planned density, on the other hand, refers to the zoning envelope, which is the minimum and maximum allowable densities, without accounting for development constraints or the likelihood of buildout. For candidate housing sites proposed to receive the new residential overlay, the planned density would range from a minimum of 20 du/ac (consistent with Government Code § 65583.2 and the Clovis decision) to a maximum of 50 du/ac.

Table 2-8: Planned/Maximum Development Capacity by Opportunity Area summarizes the upper bound of development capacity for each site, assuming full buildout at the planned maximum density of 50 du/ac. Together, the maximum capacity of the seven OAs is estimated at 16,198 DU, and an additional 128 ADUs are assumed throughout the City, resulting in a total planned development capacity of 16,326 DU. Considering the existing zoning capacity of 2,652 DU on the candidate housing sites, the proposed rezoning would allow for up to 13,674 additional DUs, which constitutes the net increase analyzed in this Initial Study. This increase in housing capacity is forecast to result in approximately 50,320 additional persons; see Response 4.14a.

Table 2-8: Planned/Maximum Development Capacity by Opportunity Area

Opportunity Area (OA)	Number of Candidate Housing Sites	Total Acres (Buildable)	Maximum Allowable Dwelling Units
1 – Foothill Boulevard Specific Plan	110	160.43	7,992
2 – North Riverside Avenue	15	21.77	1,086
3 – Gateway Specific Plan	2	19.94	997
4 – Central Area Specific Plan	60	12.71	628
5 – Baseline Parcels	10	5.98	296
6 – Baseline Shopping Center	35	56.91	2,836
7 – Housing Opportunity Overlay	26	47.40	2,363
Total OA	**258**	**325.14**	**16,198**
Accessory Dwelling Units (ADU)	-	-	128
		Total OA + ADU	**16,326**
		Existing Development Capacity[2]	-2,652
		Net Development Capacity (CEQA Project)	**13,674**

2. The City has identified existing residentially-zoned sites. City of Rialto. (2022). *City of Rialto 6th Cycle Housing Element Update (2021-2029) Initial Study/Mitigated Negative Declaration, Table 2-7: Summary of RHNA Status and Sites Inventory (Housing Units).* Available at: https://ceqanet.opr.ca.gov/2022010077

2.6 Future Development

Ministerial (By Right) Review

Multiple state laws now require that cities allow by-right (ministerial) residential development under specified conditions. For candidate housing sites included in the City's Housing Element sites inventory, ministerial approval is required for qualifying projects under Government Code § 65583.2(h) (e.g., projects that provide at least 20 percent of units as affordable to lower-income households and do not involve a subdivision). These projects are exempt from CEQA and are not subject to discretionary review. However, they must comply with applicable zoning and design standards, including Rialto Code Chapter 18.65: Precise Plan of Design. Compliance with the applicable mitigation measures identified in this Initial Study would also be required.

In addition to qualifying lower-income housing developments under Government Code § 65583.2(h), other housing categories are allowed ministerially under recent state legislation, including:

- SB 9 (2021): Two-unit residential developments and urban lot splits in single-family zones
- SB 684 (2023): Ministerial approval of 10-unit residential subdivisions near transit or in infill areas
- SB 2011 (2022): By-right affordable housing development on commercially zoned properties by qualified developers
- Mixed-income projects in commercial corridors, as authorized by various state housing laws

These laws provide additional ministerial pathways for residential development outside the scope of traditional RHNA compliance programs. The City's Housing Element candidate housing sites inventory includes a range of properties that may qualify for one or more of these streamlined approval processes, and is not limited solely to projects meeting the criteria of Government Code § 65583.2(h).

Discretionary Review

Future development that does not qualify as a use by right under state law as described above would be subject to discretionary review and permitting under the City's standard entitlement procedures. This includes, but is not limited to, subdivision map approvals, use permits, and design review actions. These projects would also be subject to CEQA review, unless otherwise exempt. Where appropriate, subsequent review may tier from this Initial Study in accordance with State CEQA Guidelines § 15152, provided that the future project is consistent with the assumptions and findings of this analysis.

Precise Plan of Design

Before issuance of a building permit for residential development, a Precise Plan of Design (PPD) must be approved in accordance with Rialto Code Chapter 18.65. Projects that also require discretionary entitlements (e.g., subdivisions or use permits) or that are not CEQA-exempt shall have their PPD reviewed by the Planning Commission. For ministerial projects that qualify for CEQA exemptions and do not require other discretionary entitlements, the PPD may be reviewed by the Community Development Director as an administrative action.

Subdivision

Residential projects that propose a subdivision would be subject to Rialto Code Title 17 (Subdivisions) and may trigger discretionary review and CEQA compliance unless eligible for a by-right process under SB 9 or similar statutes. Subdivision review procedures will depend on the project type, location, and applicable state housing law.

2.7 Project Phasing

The Housing Element is a policy document that outlines the City's goals, policies, and programs to accommodate projected housing needs during the 6th Cycle planning period (2021-2029). State law requires that the City demonstrate that it has sufficient zoned capacity (at appropriate densities and by-right allowances) at the time of Housing Element adoption to meet its RHNA. This means that the necessary land use designations and zoning must be in place now, rather than being gradually implemented by 2029.

The forecast growth analyzed in this Initial Study reflects the maximum theoretical development capacity that could result from full buildout of all candidate housing sites identified in the Housing Element sites inventory, totaling up to 16,326 DU, which includes 16,198 DU from candidate housing sites in OAs 1 through 7, and 128 ADUs throughout the City. This number reflects the upper limit of development potential based on zoning and land use designations, including proposed changes, and is used to provide a conservative environmental analysis under CEQA.

Although the zoning capacity must be established now, the actual rate and pattern of housing construction would occur incrementally over time, influenced by market demand, developer interest, infrastructure capacity, financing availability, and other external factors beyond the City's control. While this Initial Study assumes full buildout by the end of the planning period (i.e., by 2029) to evaluate a worst-case scenario for environmental impacts, actual development may occur at a slower pace or extend beyond the 6th Cycle planning period.

To support long-term growth, the City may need to plan for future infrastructure improvements (e.g., water, sewer, transportation) to serve the total potential housing development accommodated by the

Housing Element. However, this Initial Study focuses on the environmental impacts associated with the theoretical full buildout housing development capacity established by the proposed land use and zoning changes, not on a forecast of what will be built by 2029.

2.8 Discretionary Actions, Permits, and Other Project Approvals

This Initial Study analyzes and discloses the potential environmental impacts of the Project and the related discretionary actions, in accordance with CEQA. Under State CEQA Guidelines §§ 15050 and 15367, the City of Rialto serves as the Lead Agency and holds primary responsibility for CEQA compliance and project approvals.

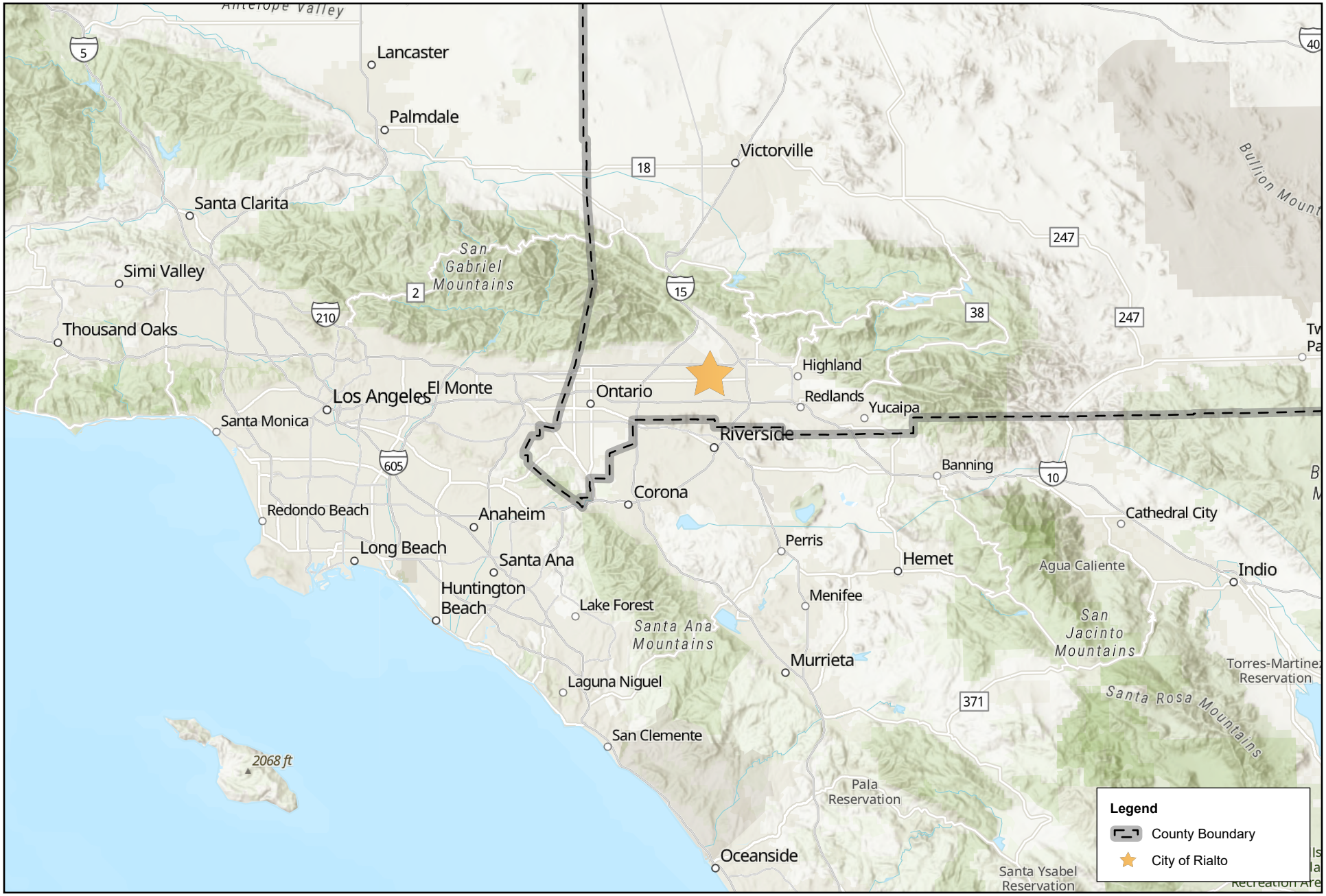
Responsible agencies may exercise discretionary approval over certain aspects of the Project (e.g., utility connections, regional transportation improvements). Trustee Agencies are state entities with jurisdiction over natural resources that may be affected by the Project.

As the Lead Agency, the City will take the following legislative and discretionary actions to implement the HEU:

1. **General Plan Amendment:** The City will amend the Land Use Element of the General Plan to reclassify land use designations of candidate housing sites for consistency with the zoning changes proposed in the Housing Element.
2. **Zoning Code Amendment:** The City will amend the Rialto Zoning Code to:
    a. Apply the Residential Overlay (Rialto Code Chapter 18.116) to the candidate housing sites;
    b. Establish a minimum residential density of 20 du/ac for candidate housing sites identified to accommodate the lower-income RHNA;
    c. Specify that the overlay governs residential development standards where conflicts exist with the base zoning (e.g., minimum density), thereby ensuring compliance with Government Code § 65583.2(c) and the Clovis v. Fresno (2022) decision.
3. **Zoning Map Amendment:** The City will update its Zoning Map to apply the seven OAs to the candidate housing sites identified in the Housing Element.

Additional Agency Oversight

HCD oversees and certifies the City's Housing Element under Government Code § 65585. HCD evaluates whether the Housing Element and its implementation programs, including the required rezoning actions, comply with state housing law and fulfill the RHNA assigned to Rialto by SCAG for the 2021-2029 planning period.

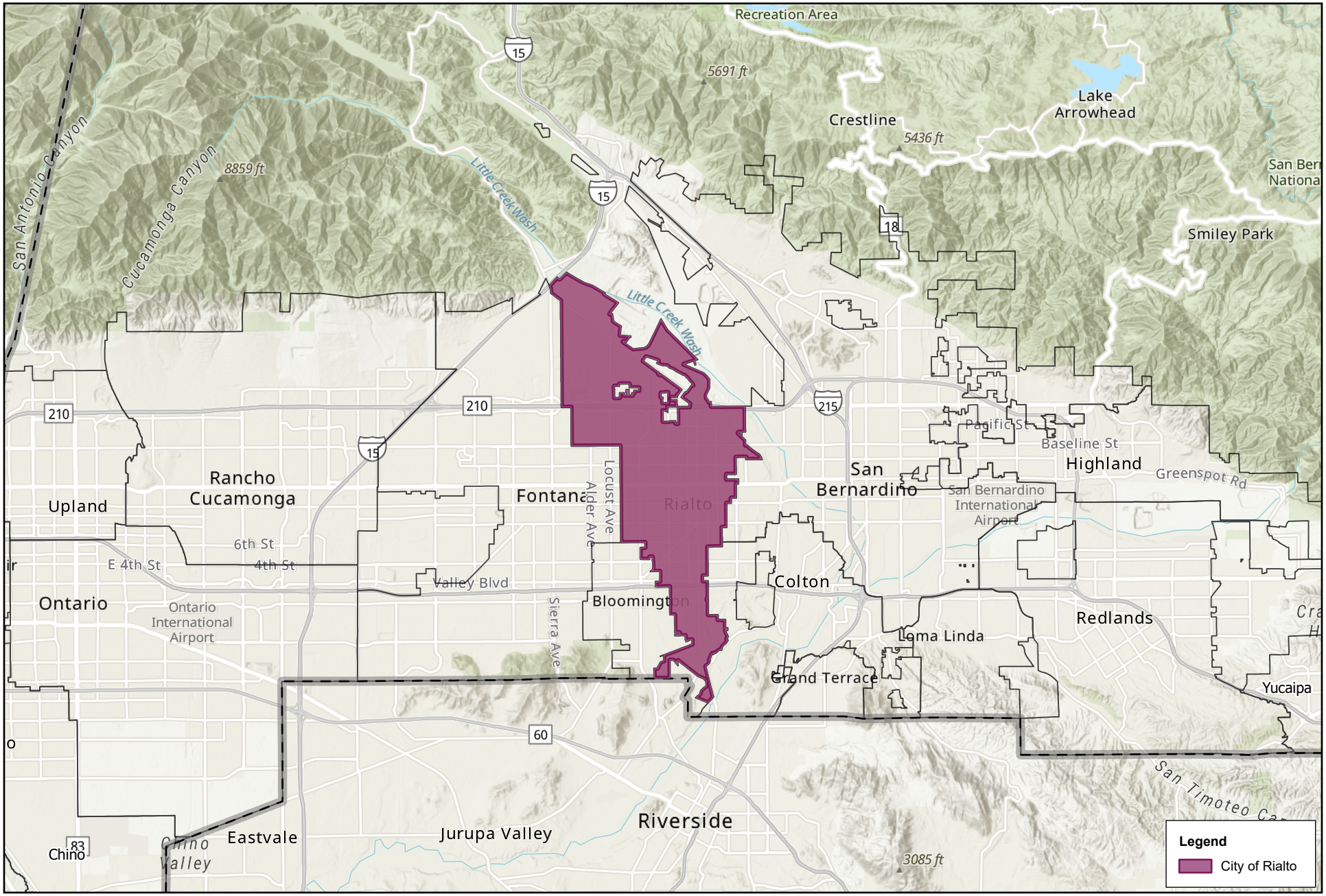


Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Regional Vicinity Map

City of Rialto 6th Cycle Housing Element Update



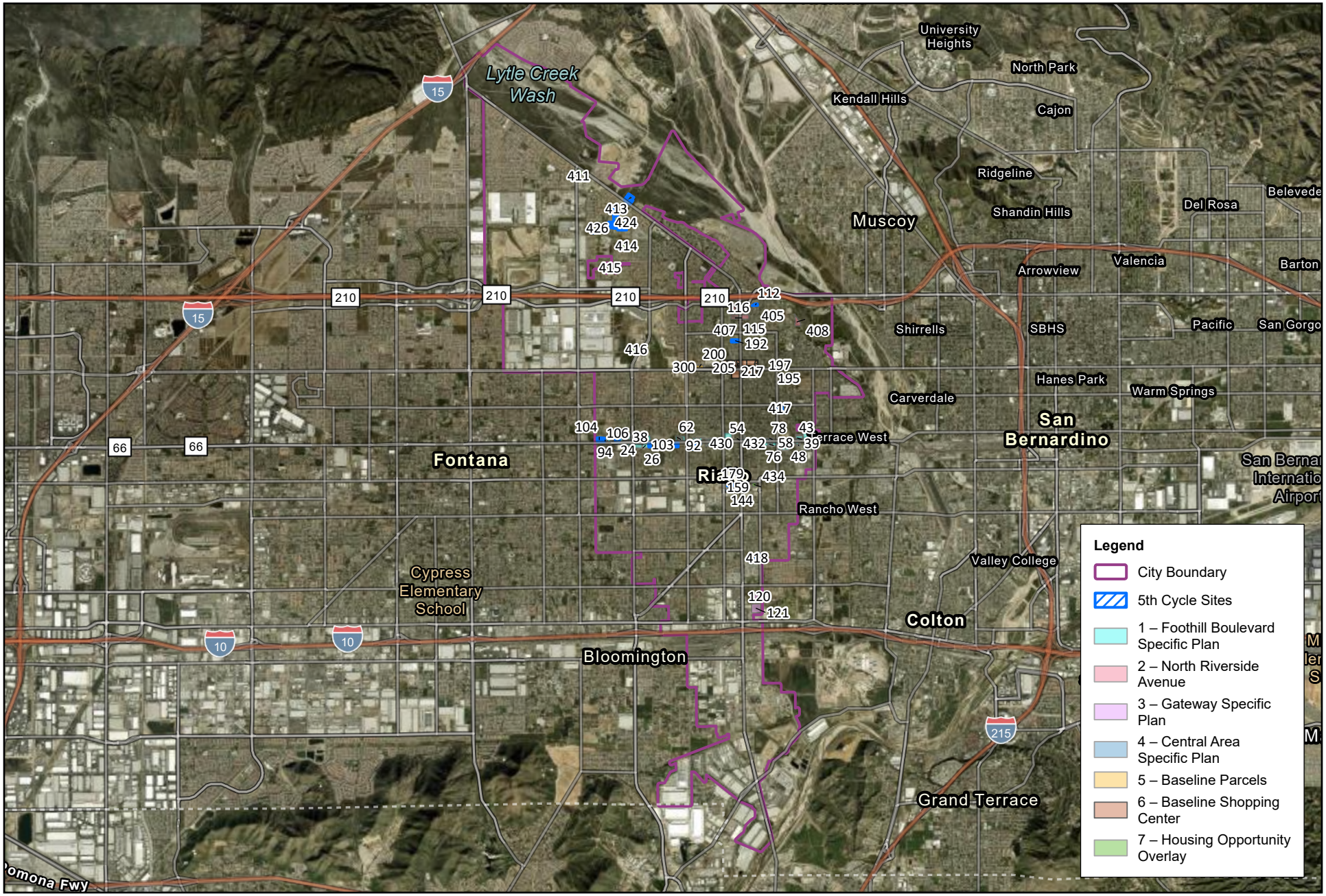
Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Local Vicinity Map

City of Rialto 6th Cycle Housing Element Update

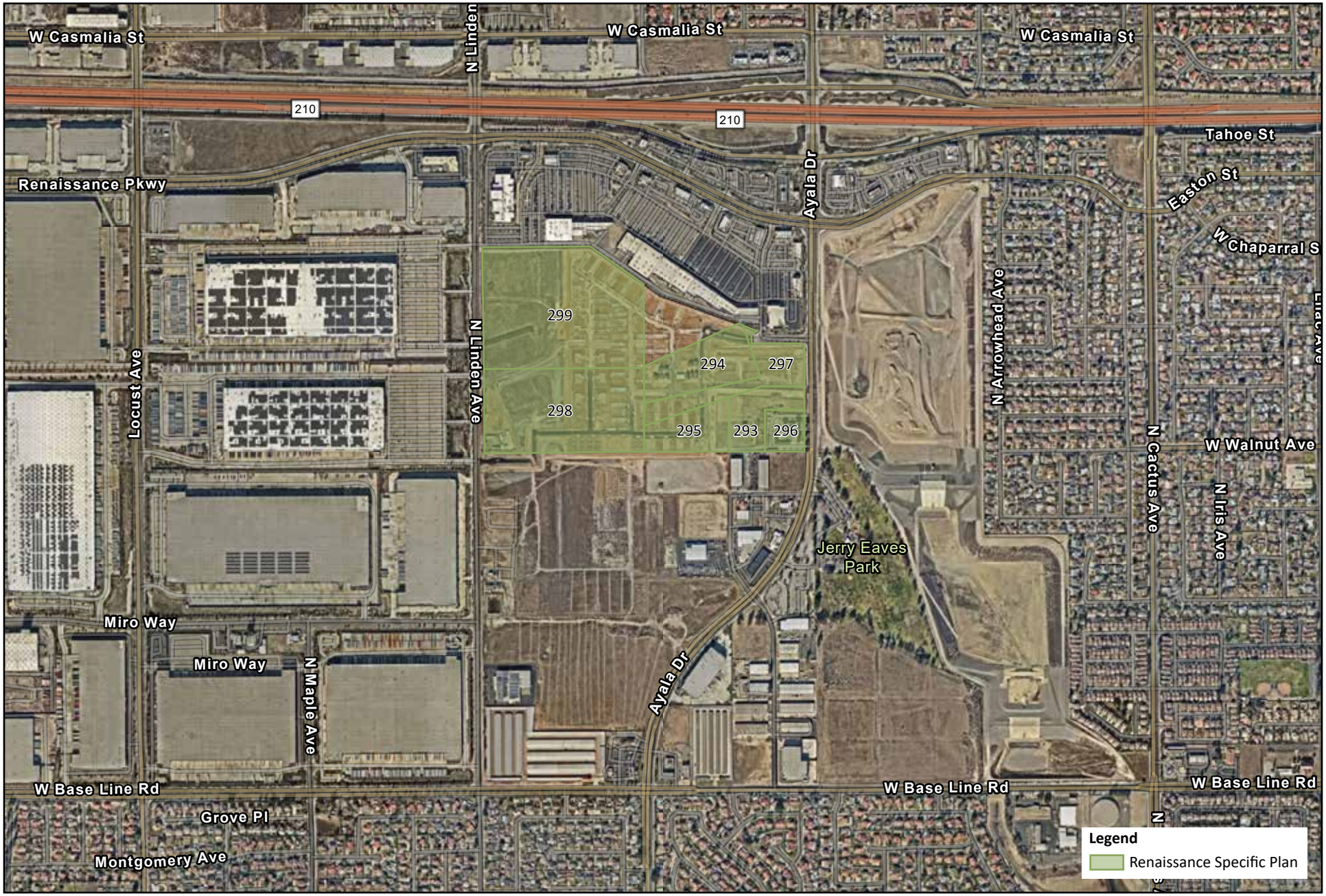


Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Map of Candidate Housing Sites

City of Rialto 6th Cycle Housing Element Update

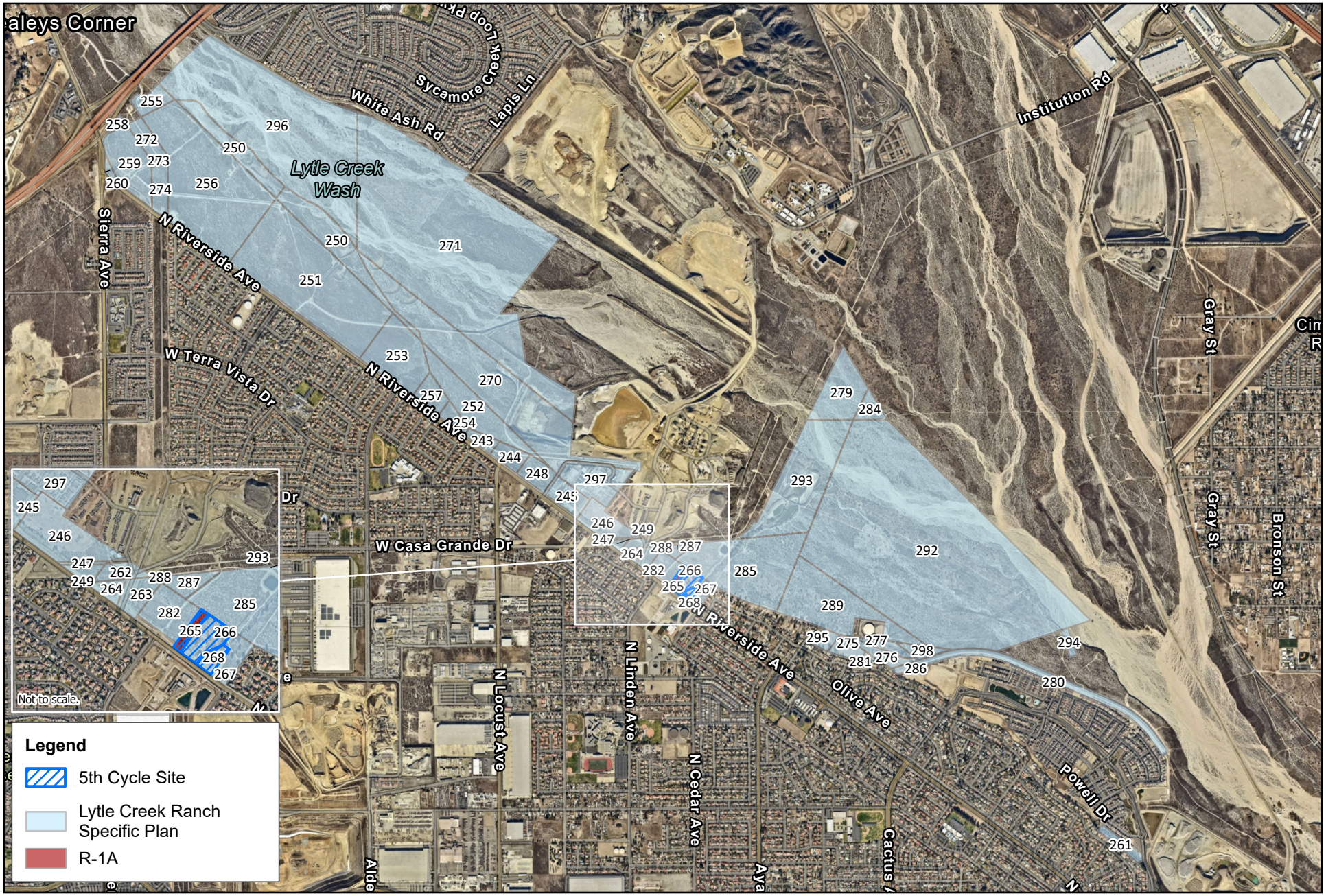


Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Renaissance Specific Plan

City of Rialto 6th Cycle Housing Element Update

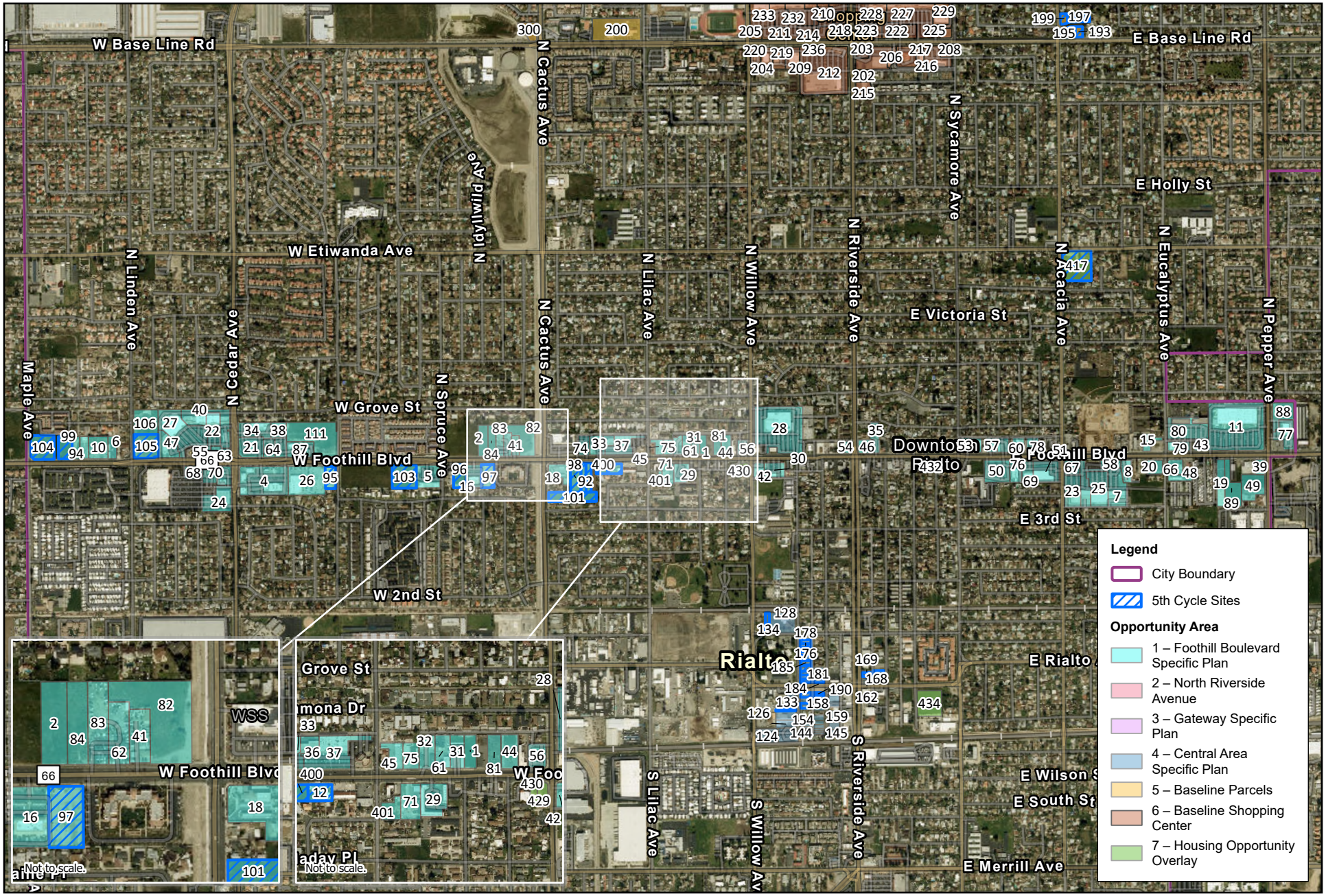


Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Lytle Creek Ranch Specific Plan

City of Rialto 6th Cycle Housing Element Update



Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Map of Opportunity Area 1 (Foothill Boulevard Specific Plan)

City of Rialto 6th Cycle Housing Element Update

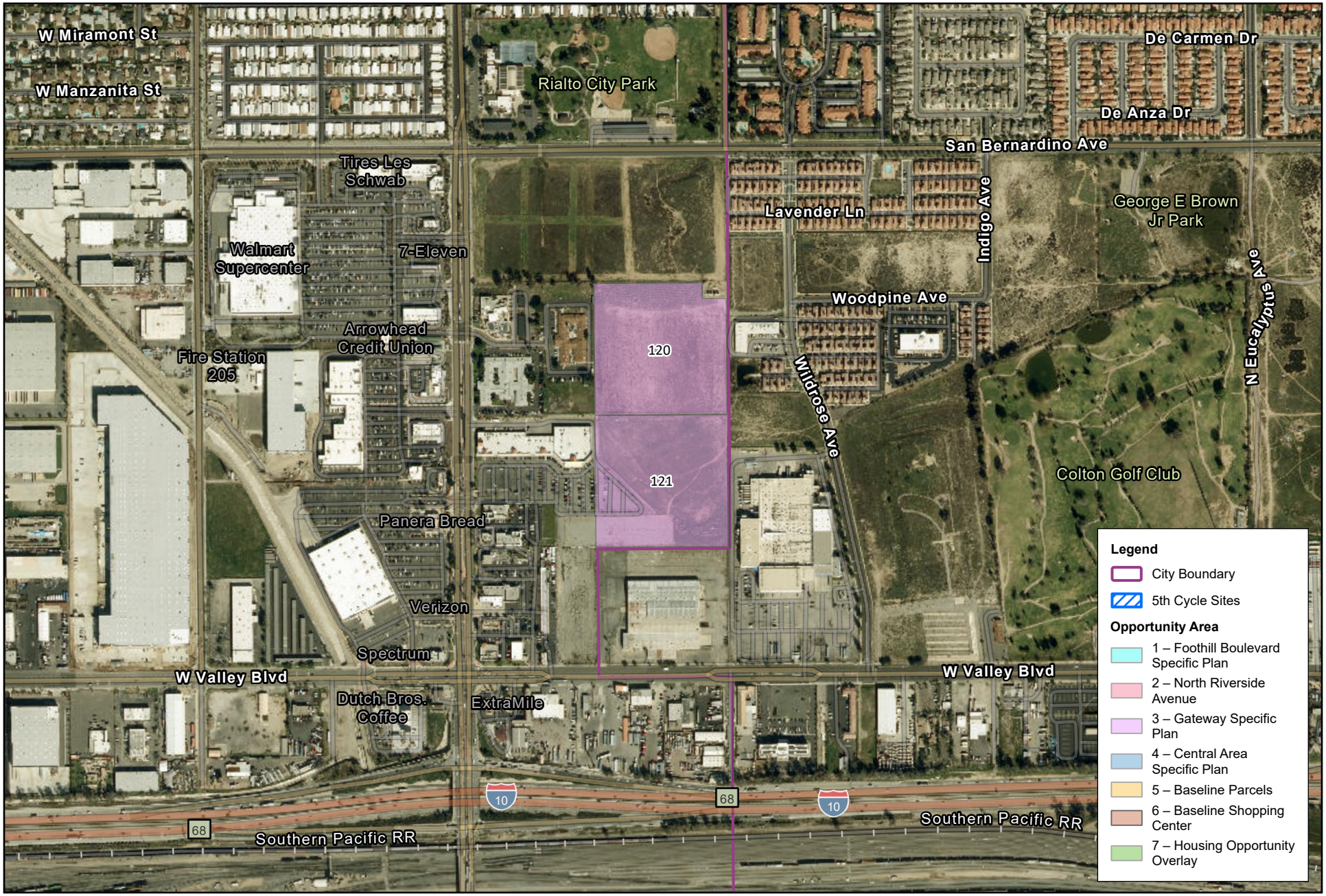


Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Map of Opportunity Area 2 (North Riverside Avenue)

City of Rialto 6th Cycle Housing Element Update

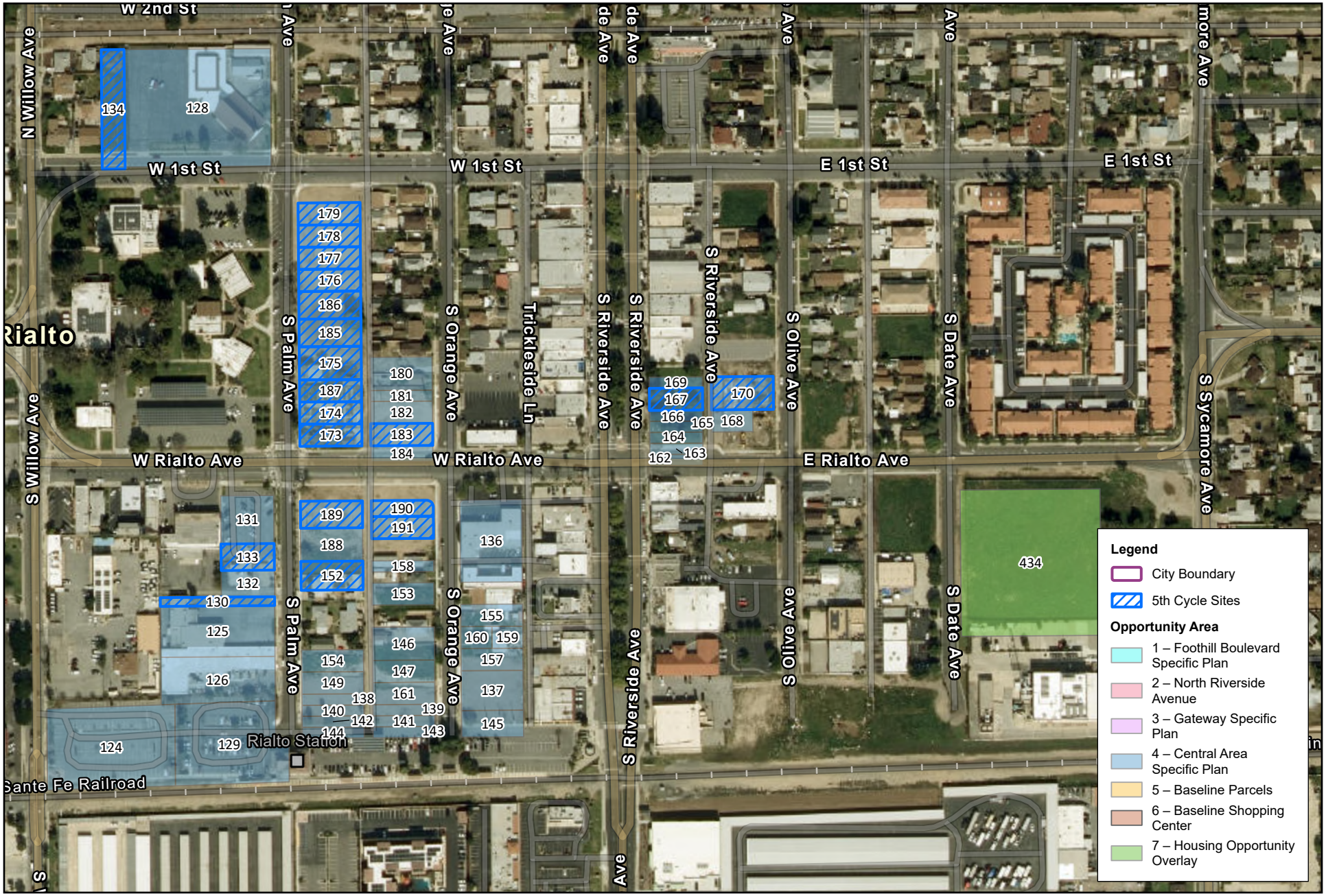


Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Map of Opportunity Area 3 (Gateway Specific Plan)

City of Rialto 6th Cycle Housing Element Update

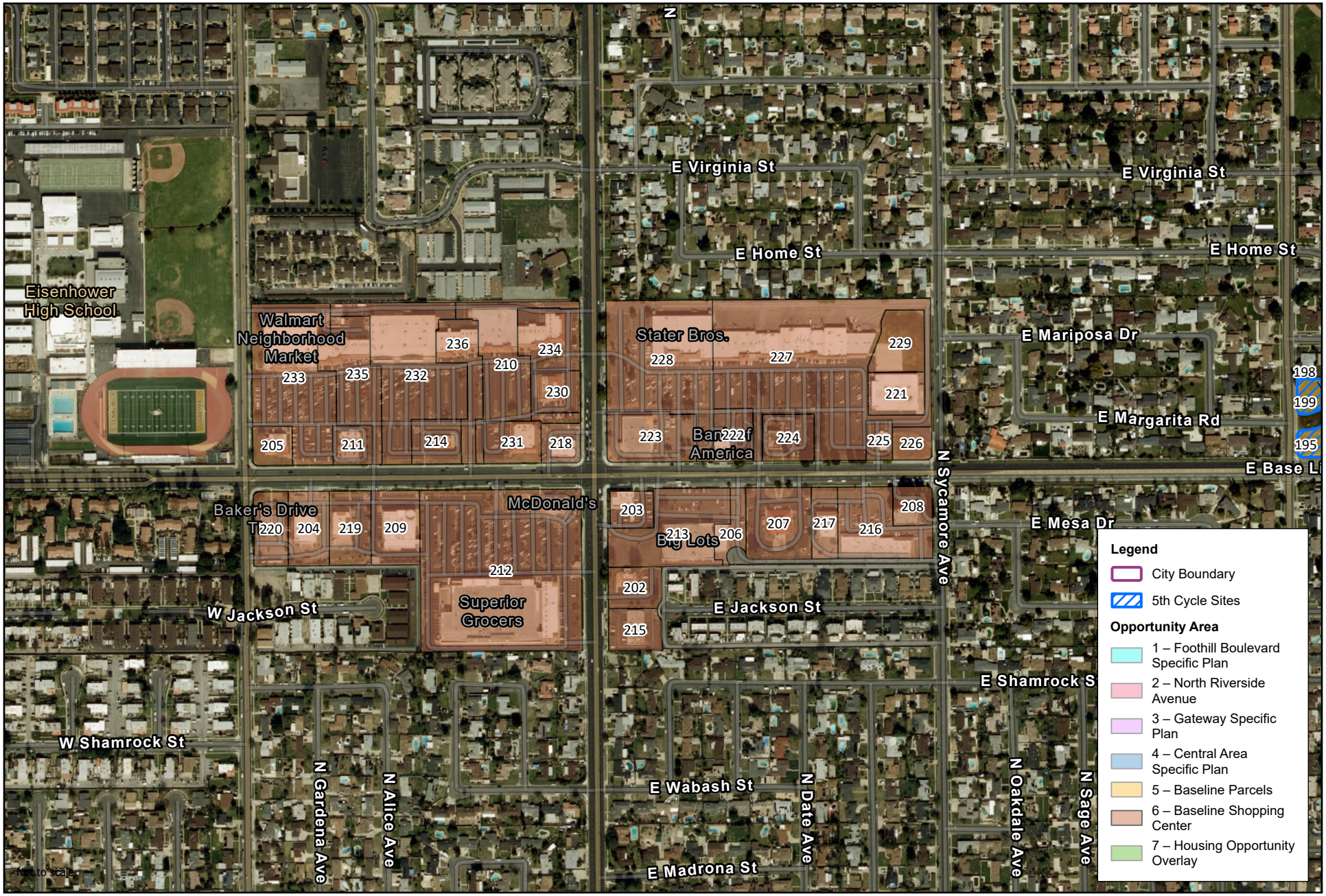


Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Map of Opportunity Area 4 (Rialto Central Area Specific Plan)

City of Rialto 6th Cycle Housing Element Update



Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Map of Opportunity Areas 5 (Baseline Parcels)

City of Rialto 6th Cycle Housing Element Update

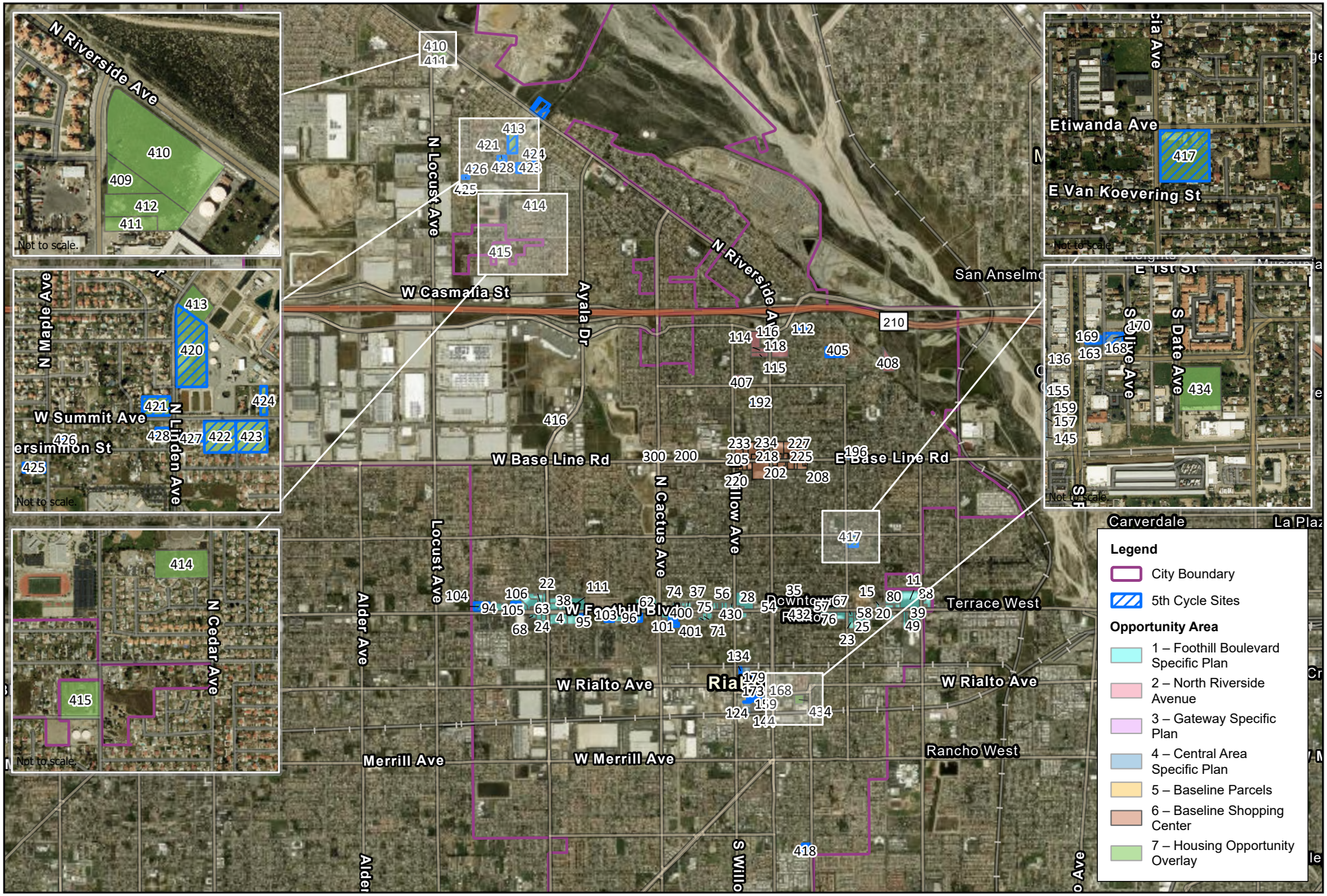


Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Map of Opportunity Area 6 (Baseline Shopping Center)

City of Rialto 6th Cycle Housing Element Update



Source: San Bernardino County, Cities and Towns, 2023; Ibid, Countywide Parcels, 2025.

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Map of Opportunity Area 7 (Opportunity Overlay)

City of Rialto 6th Cycle Housing Element Update

3.0 INITIAL STUDY CHECKLIST

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. The analysis concludes that no Potentially Significant Impacts would occur.

	Aesthetics		Agricultural Resources		Air Quality
	Biological Resources		Cultural Resources		Energy
	Geology / Soils		Greenhouse Gas Emissions		Hazards and Hazardous Materials
	Hydrology and Water Quality		Land Use Planning		Mineral Resources
	Noise		Population and Housing		Public Services
	Recreation		Transportation		Tribal Cultural Resources
	Utilities and Service Systems		Wildfire		Mandatory Findings of Significance

Determination

On the basis of this initial evaluation, the following finding is made:

I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	**X**
I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed Project MAY have a potentially significant or a 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.	
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 IS/MND or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier IS/MND or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

CERTIFICATION

Sandra Robles, Senior Planner
(Prepared by)



Signature

10/26/2025
Date

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4.0 Environmental Analysis

This section presents the environmental analysis of the Project, structured in accordance with State CEQA Guidelines Appendix G. The analysis evaluates potential environmental effects across the full range of environmental resource topics, incorporating both qualitative and quantitative assessments to determine whether the Project would result in significant environmental impacts.

Each topic includes an evaluation of potential direct, indirect, short-term (construction), and long-term (operational) impacts, as well as cumulative impacts where applicable. The analysis considers the whole of the Project, including on-site and off-site components and related foreseeable development resulting from the Project's implementation. For each environmental resource topic, the analysis:

- Identifies the applicable significance thresholds or criteria used to evaluate impacts;
- Describes the environmental setting and relevant regulatory context;
- Evaluates the nature and extent of potential environmental impacts;
- Identifies mitigation measures, if needed, to reduce impacts to a less-than-significant level in compliance with State CEQA Guidelines § 15126.4.

Responses are provided for each checklist question, using the following standard CEQA impact determination categories:

- **No Impact.** The Project would not result in any measurable environmental impact, or the impact would clearly fall below any threshold of significance.
- **Less Than Significant Impact.** The Project may result in impacts on the environment, but those impacts would not exceed applicable significance thresholds and would not require mitigation.
- **Less Than Significant With Mitigation Incorporated.** The Project has the potential to result in impacts that, without mitigation, would exceed applicable significance thresholds. However, implementation of the identified mitigation measures would reduce those impacts to a level less than significant.
- **Potentially Significant Impact.** The Project could result in impacts that may exceed applicable thresholds and may cause a significant effect on the environment. Additional environmental analysis or mitigation is necessary to fully evaluate and address these impacts.

For responses identified as "No Impact," this Initial Study provides appropriate justification based on site conditions, regulatory protections, or supporting technical information. For all other determinations, a rationale and discussion are provided. Where feasible and appropriate, the analysis uses applicable quantitative data, modeling results, or adopted thresholds from the City of Rialto or other responsible or trustee agencies.

4.1 AESTHETICS

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code § 21099, Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

IMPACT ANALYSIS

4.1a Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. Scenic vistas can be defined as views or vistas that are generally panoramic in nature and identified as viewpoints or vistas (e.g., formal turnouts along roadways) or as specified in planning documents. A substantial adverse effect on a scenic vista or view would occur where most of an existing public view would be blocked or substantially interrupted. The City's General Plan Chapter 2 identifies views of the San Gabriel and San Bernardino Mountains and the foothills as scenic vistas. A substantial adverse effect could result in situations where a development project introduces physical features that are not characteristic of current development, obstruct an identified public scenic vista, impair views from other properties, or cause a substantial change to the natural landscape.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Depending on their location, design, and orientation concerning the identified scenic vistas, future housing development could have a substantial adverse impact on a scenic vista. Future development on candidate housing sites would be subject to project-specific review, including design review. It would be required to comply with the General Plan goals and policies, as well as Rialto Code standards. Future housing developments would be required to adhere to General Plan Community Design Goal 2-15 and Policies 2-15.1 and 2-15.2, which encourage the protection of scenic resources and views, as follows:

Policy 2-15.1: Protect views of the San Gabriel and San Bernardino Mountains by ensuring that building heights are consistent with the scale of surrounding, existing development; and

Policy 2-15.2: Protect views of the La Loma Hills, Jurupa Hills, Box Spring Mountains, Moreno Valley, and Riverside by ensuring that building heights are consistent with the scale of surrounding, existing development.

Therefore, following compliance with the existing regulatory framework described above, future housing development facilitated by the Project would not have an adverse effect on a scenic vista. Impacts would be less than significant, and no mitigation is required.

4.1b Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. No designated or eligible State scenic highways traverse or are located adjacent to the City.[7] Therefore, future housing development facilitated by the Project would not damage scenic resources within a State scenic highway. No impact would occur, and no mitigation is required.

4.1c In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. Future housing development facilitated by the Project would be in an urbanized area. As such, impacts would occur if the future housing development conflicted with applicable zoning and other regulations governing scenic quality.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. The City proposes to establish a Residential Overlay Zone on selected properties to permit increased residential density. This overlay constitutes a zoning change and would be codified in the City's Zoning Code. It would apply to the 258 candidate housing sites, of which 108 are currently vacant, and the remaining 150 sites are already developed with residential, commercial, or other urban land uses. All candidate housing sites are located in urbanized areas of the City, where surrounding land uses already define the visual character. New housing development would occur incrementally and must conform to applicable General Plan policies and zoning regulations that govern visual character, scale, and massing, new density standards, and use allowances.

Future housing development would be required to comply with General Plan Policies 2.14.1 through 2.14.3, which address height, massing, and material compatibility with surrounding development, as well as Rialto Code Chapter 18.61: Design Guidelines, which promote high-quality design and architectural consistency across new development. Compliance with existing height, setback, and zoning regulations would ensure that new development facilitated by the Project does not substantially degrade visual character or conflict with applicable scenic quality regulations. As a result, impacts would be less than significant, and no mitigation is required.

[7] California Department of Transportation (Caltrans). (2021). California State Scenic Highway System Map. Retrieved from: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed April 10, 2025.

4.1d Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Existing outdoor lighting at and near the candidate housing sites is similar to residential lighting found in urbanized areas. Future housing development would generate lighting from two primary sources: lighting from building interiors that would pass through windows, and lighting from exterior sources (e.g., street lighting, parking lot lighting, building illumination, security lighting, and landscape lighting). The introduction of new lighting could adversely affect nighttime views in the area. However, future housing development would be required to comply with all applicable City standards related to light and glare, including the California Energy Code.

The California Energy Code contains energy efficiency requirements for new construction and building additions. The California Energy Code requires energy efficiency measures concerning indoor and outdoor lighting performance. These energy requirements aim to prevent excess lighting energy, minimize the potential for excessive light, and thereby reduce spillover. Additionally, future housing development facilitated by the Project would be required to comply with Rialto Code Chapter 18.61, which includes lighting design standards that regulate exterior lighting and prevent light spillage and glare.

Future housing development facilitated by the Project could also add new sources of glare. Glare is commonly associated with reflective surfaces such as glass, rooftop solar panels, windows, heat-reflective roofing materials, and other building elements. As discussed above, future housing development would be required to comply with Rialto Code Chapter 18.61, which would minimize potential glare impacts. Further, to minimize glare, future projects would be required to use glass with low reflectivity, in compliance with California Building Code Title 24 standards (California Code of Regulations, Title 24), as adopted by reference in Rialto Code Chapter 15.08. Compliance with these standards would ensure that future housing development facilitated by the Project would not create new sources of substantial light or glare that would adversely affect day or nighttime views. Therefore, impacts would be less than significant, and no mitigation is required.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No standard conditions of approval (“SCA”) or mitigation measures (“MM”) are applicable to the proposed Project.

4.2 AGRICULTURE AND FORESTRY RESOURCES

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Pub. Res. Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

IMPACT ANALYSIS

4.2a Would the project 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?

No Impact. The City is predominantly categorized as urban and built-up, and there are no properties within or near the candidate housing sites designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as classified by the State Department of Conservation Farmland Mapping and

Monitoring Program (FMMP).[8] Therefore, the Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use or conversion. No impact would occur.

4.2b Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. There is no existing zoning for agricultural use in the City or property subject to a Williamson Act contract.[9] Therefore, the Project would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impact would occur.

4.2c Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Pub. Res. Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?

No Impact. There is no existing zoning for forest land or timberland in the City. Therefore, Project implementation would not conflict with existing zoning for, or cause rezoning of, forest land or timberland, and no impact would occur.

4.2d Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no forest land located within the City. Therefore, Project implementation would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur.

4.2e Would the project 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 land?

No Impact. The City is predominantly urbanized, and there are no Farmlands or forest lands within the City; see Responses 4.2a and 4.2d. Therefore, Project implementation would not cause environmental changes that would result in the conversion of Farmland to non-agricultural use or forest land to non-forest use, and no impact would occur.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA or MM are applicable to the proposed Project.

[8] California Department of Conservation, *California Important Farmland Finder*. https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed April 10, 2025.

[9] California Department of Conservation, *California Williamson Act Enrollment Finder*. https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/index.html. Accessed April 10, 2025.

4.3 AIR QUALITY

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) 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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

BACKGROUND

SCAQMD Thresholds

The South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook provides significance thresholds for volatile organic compounds (VOC) (also referred to as reactive organic gases [ROG]), nitrogen oxides (NO_X), carbon monoxide (CO), sulfur oxides (SO_X), particulate matter 10 microns or less in diameter (PM_{10}), and particulate matter 2.5 microns or less in diameter ($PM_{2.5}$). The thresholds apply to both project construction and operations within the SCAQMD jurisdictional boundaries. If the SCAQMD thresholds are exceeded, a potentially significant impact could result. However, ultimately, the Lead Agency determines the thresholds of significance for impacts. If a project proposes development in excess of the established thresholds outlined in **Table 4.3-1: South Coast Air Quality Management District Significance Thresholds,** a significant air quality impact may occur, and additional analysis is warranted to fully assess the significance of impacts**.**

Table 4.3-1: South Coast Air Quality Management District Significance Thresholds

Pollutant	Mass Daily Thresholds (pounds per day)	
	Construction	Operations
Nitrogen Oxides (NO_X)	100	55
Volatile Organic Compounds (VOC)[1]	75	55
Particulate Matter up to 10 Microns (PM_{10})	150	150
Particulate Matter up to 2.5 Microns ($PM_{2.5}$)	55	55
Sulfur Oxides (SO_X)	150	150
Carbon Monoxide (CO)	550	550

Notes:
1. VOCs and reactive organic gases (ROGs) are subsets of organic gases that are emitted from the incomplete combustion of hydrocarbons or other carbon-based fuels. Although they represent slightly different subsets of organic gases, they are used interchangeably for the purposes of this analysis.

Source: South Coast Air Quality Management District. (2023). *South Coast AQMD Air Quality Significance Thresholds*. Retrieved from: https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf?sfvrsn=25. Accessed October 2024.

IMPACT ANALYSIS

4.3a Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. As part of its enforcement responsibilities, the U.S. Environmental Protection Agency (EPA) requires each state with nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates how it will attain federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under State law, the California Clean Air Act (CCAA) requires an air quality attainment plan for areas designated as nonattainment with respect to federal and state ambient air quality standards. These plans establish emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

The Project is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the SCAQMD. According to the Federal Clean Air Act (FCAA), SCAQMD must reduce emissions of criteria pollutants for which the SCAB is in nonattainment. To meet this requirement, SCAQMD prepared the 2016 and 2022 Air Quality Management Plans (AQMPs). The AQMPs establish a program of rules and regulations to reduce air pollutant emissions and achieve compliance with applicable federal and state ambient air quality standards (i.e., California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS)). Preparation of AQMPs involves a regional, multi-agency effort among SCAQMD, the California Air Resources Board (CARB), SCAG, and the U.S. EPA. The AQMP's pollutant control strategies rely on the latest scientific and technical information and planning assumptions, including SCAG's 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy ("Connect SoCal 2024"),[10] updated emission inventory methodologies, and SCAG's latest growth

[10] The latest RTP/SCS (Connect SoCal 2024) was approved by SCAG in April 2024. However, the current AQMP incorporates growth projections from the 2020-2024 RTP/SCS (Connect SoCal) and Connect SoCal 2024 is pending approval by the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA).

forecasts, which were developed in consultation with local governments and reflect local general plans. The Project is subject to the AQMPs.

The following indicators define criteria for determining consistency with the AQMPs:

- **Consistency Criterion No. 1:** The Project will not result in an increase in the frequency or severity of existing air quality violations, or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMPs.
- **Consistency Criterion No. 2:** The Project will not exceed the assumptions in the AQMPs or increments based on the years of the Project build-out phase.

According to the SCAQMD's CEQA Air Quality Handbook, the purpose of the consistency finding is to determine if a project would interfere with the region's ability to comply with CAAQS and NAAQS.[11] The violations referenced in Consistency Criterion No. 1 refer to CAAQS and NAAQS.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. A maximum housing development capacity of 13,674 DUs (including 128 ADUs) is anticipated. This number is based on full buildout of the candidate housing sites at the planned maximum density identified in the HEU and considers the net increase in development capacity above the 2,652 DU currently allowed under existing zoning; see **Table 2-8**.

With respect to Consistency Criterion No. 1, operations associated with future housing development facilitated by the Project would generate criteria air pollutant emissions from area, energy, and mobile sources; see Responses 4.3b and 4.3c below. However, future housing development would be required to comply with SCAQMD Rules 402, 403, and 1113, which are SCAQMD construction regulations that control and minimize emissions of non-attainment criteria pollutants. Given the nature and scale of the anticipated housing development, SCAQMD thresholds are not anticipated to be exceeded. Therefore, the Project would not conflict with Consistency Criterion No. 1.

With respect to Consistency Criterion No. 2, the AQMP incorporates air pollutant reduction strategies based on SCAG's latest regional growth forecasts, which are informed by consultation with local governments and references to local general plans. The 2022 AQMP was prepared to accommodate growth, reduce pollutant levels within the areas under SCAQMD jurisdiction, return clean air to the region, and minimize economic impacts. Projects considered consistent with the AQMP would not interfere with attainment, as any growth associated with those projects would have been included in the AQMP's projections.

In accordance with State Housing Element law, the purpose of the HEU is to facilitate adequate housing development to meet the City's RHNA allocation, consistent with SCAG's regional growth forecasts. SCAG assigned the City of Rialto a RHNA of 8,272 DUs for the 6th Cycle (2021-2029); see **Table 2-7: Summary of RHNA Status and Sites Inventory**. While the Project would increase the City's housing capacity, this increase is necessary to meet RHNA obligations. Additionally, the HEU emphasizes infill and higher-density development near existing jobs and services, which aligns with Connect SoCal 2024 objectives to reduce

[12] City of Rialto. (2010). Rialto General Plan, Chapter 2 (Managing our Land Supply: Land Use, Community Design, Open Space, and Conservation). https://www.rialtoca.gov/DocumentCenter/View/1494/2010-General-Plan. Accessed April 17, 2025.

vehicle miles traveled (VMT) and associated emissions. Actual development is expected to occur incrementally and not reach full buildout within the planning period.

Therefore, although the Project would accommodate up to 13,674 additional DU and an associated population increase of approximately 50,320 persons, the growth is consistent with regional planning assumptions and would not exceed growth projections used in the AQMP. The Project would not conflict with implementation of applicable air quality plans. Impacts would be less than significant, and no mitigation is required.

4.3b Would the project 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?

The SCAB has been designated as a federal nonattainment area for O_3 and $PM_{2.5}$ and a state nonattainment area for O_3, PM $_{10}$, and $PM_{2.5}$. PM_{10} and $PM_{2.5}$ emissions associated with construction generally result in nearfield impacts. The nonattainment status is the result of cumulative emissions from all sources of these air pollutants and their precursors within the SCAB.

Construction: Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project would be subject to the City's development review process and would occur as market conditions allow and at the discretion of the individual property owners. Future housing development could result in temporary, short-term pollutants from construction-related soil disturbances, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. Emissions resulting from construction would be temporary, and construction activities and associated emissions would cease following completion of the housing development. Furthermore, construction emissions can vary substantially from day to day, depending on the activity level, the specific operation type, and, for dust, prevailing weather conditions.

The SCAQMD's approach to assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the FCAA and CCAA. The AQMP is designed to assist the region in attaining the applicable State and national ambient air quality standards and is intended to bring the SCAB into attainment for all criteria pollutants.

All future housing development facilitated by the Project would be subject to the City's development review process and required to demonstrate compliance with federal, state, and local regulations in effect at the time of development, including the General Plan policies and Rialto Code standards. Future housing development facilitated by the Project would be required to comply with federal, State, and local regulations in effect at the time of development, including SCAQMD Rules 402, 403, and 1113. Rule 402 requires that air pollutant emissions not be a nuisance to off-site areas. Rule 403 requires that fugitive dust be controlled with Best Available Control Measures so that the presence of such dust does not remain visible beyond the property line of the emission source. Rule 1113 requires contractors to use low-VOC architectural coatings to minimize emissions. Emissions resulting from construction would be temporary, and construction activities and associated emissions would cease following completion of each housing development.

Operations: Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing

development facilitated by the Project would generate long-term operational emissions. Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities. Stationary area source emissions would be generated by space and water heating devices, consumer products, and the operation of landscape maintenance equipment. Energy emissions are associated with building electricity and natural gas. Mobile emissions would be generated by the vehicles traveling to and from potential development and destination sites within the City. Because the SCAB is in nonattainment for O_3, $PM_{10,}$ and $PM_{2.5}$, future housing development facilitated by the Project could contribute to the existing nonattainment status for these pollutants. However, future housing development facilitated by the Project, at a minimum, would be required to meet California Green Building Standards Code ("CALGreen") and the Energy Code (Title 24, CCR § 6) mandatory energy requirements in effect at the time of the development application, and would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilation, and air conditioning (HVAC), water heating systems, and lighting. Considering these requirements, future housing development facilitated by the Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the SCAB is in nonattainment under an applicable federal or State ambient air quality standard. Therefore, the Project would result in a less than significant impact, and no mitigation is required.

4.3c Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project would be located throughout the City, which is an urbanized area, consistent with State housing laws. This future housing is evaluated in this Initial Study at a programmatic level, as discussed above. Future housing development would be assessed on a case-by-case basis. As a result, no air modeling was conducted for this analysis.

Toxic Air Contaminants

Future housing development facilitated by the Project could include emissions of pollutants identified by the State and federal government as toxic air contaminants (TACs) or hazardous air pollutants. State law has established the framework for the state's TAC identification and control program, which is generally more stringent than the federal program and is aimed at TACs that pose a problem in the state. The greatest potential for TAC emissions during construction would be diesel particulate matter (DPM) emissions from heavy equipment operations and heavy-duty trucks, and the associated health impacts to sensitive receptors. The following measures are required by State law to reduce DPM emissions:

- Fleet owners of mobile construction equipment are subject to the CARB Regulation for in-use off-road diesel vehicles (Title 13, CCR § 2449), the purpose of which is to reduce DPM and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.
- All commercial diesel vehicles are subject to Title 13, CCR § 2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* recommends against siting sensitive receptors within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. The primary concern regarding the adjacency of heavy-traffic roadways is

the long-term impact of TACs, such as diesel exhaust particulates, on sensitive receptors. The primary source of diesel exhaust particulates is heavy-duty trucks on freeways and high-volume arterial roadways.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. The construction and operation of future housing developments could result in direct impacts through TAC emissions. All future housing developments would be subject to the City's development review process and would be required to demonstrate consistency with the General Plan policies and Rialto Code standards. This may involve additional studies for future projects near TAC emitters.

Carbon Monoxide Hot Spots

Mobile-source impacts, including those related to CO, would occur essentially on two scales. Regionally, construction travel associated with future housing development would add to regional trip generation and increase VMT within the local airshed and the SCAB. Locally, construction traffic would be added to the roadway system in the vicinity of future housing development sites. There is a potential for the formation of microscale CO "hotspots" to occur immediately around points of congested traffic. Hotspots can form when traffic occurs during periods of poor atmospheric ventilation, characterized by a large number of vehicles cold-started and operating at pollution-inefficient speeds, and/or on roadways already congested with existing traffic.

Typically, high CO concentrations are associated with congested roadways. Traffic associated with future housing development facilitated by the Project could contribute to traffic congestion that could form CO hotspots. Because vehicular emissions continue to improve at a rate faster than vehicle growth and/or congestion, the potential for CO hotspots in the SCAB is steadily decreasing. All future housing development facilitated by the Project would require further evaluation under this criterion through the City's development review process to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant.

As previously discussed, construction activities associated with future housing facilitated by the Project must comply with SCAQMD Rules 402 and 403. Compliance with Rules 402 and 403 would limit fugitive dust (i.e., PM_{10} and $PM_{2.5}$) that may be generated during grading and construction activities. Additionally, future housing developments would also be subject to SCAQMD Rule 113, which requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce reactive organic gas (ROG) emissions from the use of these coatings.

Therefore, future housing development facilitated by the Project would not expose sensitive receptors to substantial concentrations of pollutants. Impacts would be less than significant, and no mitigation is required.

4.3d Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project could result in odors generated from vehicles and/or equipment exhaust emissions during construction. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from the tailpipes of construction equipment and architectural

coatings. Such odors would be temporary and generally would occur at magnitudes that would not affect substantial numbers of people.

Land uses and industrial operations associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The Project would facilitate future housing development, which is not a land use typically associated with generating odors. Therefore, future housing development facilitated by the Project would not expose a substantial number of people to odors. Impacts would be less than significant, and no mitigation is required.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA or MM are applicable to the proposed Project.

4.4 BIOLOGICAL RESOURCES

Environmental Issue	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?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
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?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
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?				X

IMPACT ANALYSIS

4.4a 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 U.S. Fish and Wildlife Service?

Less Than Significant With Mitigation Incorporated. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) list species as threatened or endangered under the

California Endangered Species Act (CESA) or the Federal Endangered Species Act (FESA), respectively. Additionally, the USFWS designates critical habitat, which identifies specific areas essential to the conservation of a listed species.

Small pockets of open space exist east of the former Rialto Municipal Airport and south of 7th Street; however, most of the City's biological resources are associated with Lytle Creek Wash,[12] which occupies the City's northern edge. Lytle Creek Wash provides a unique and valuable habitat for diverse plants and wildlife within the following plant communities: Riversidian sage scrub, Riversidian alluvial fan sage scrub, riparian habitat, and ruderal. Additionally, according to San Bernardino County's Biotic Resources Overlay Maps, the City is within the Burrowing Owl Overlay Zone; therefore, the burrowing owl has a low to moderate potential to occur on candidate housing sites. The burrowing owl is a candidate species for listing under the California Endangered Species Act. Of the 258 candidate housing sites, 108 are currently vacant, and habitat for candidate, sensitive, or special-status species could be present.

It is noted that the potential adverse effects on species identified as a candidate, sensitive, or special-status species, riparian habitats, or other sensitive natural communities, and wetlands from future housing development within the Lytle Creek Ranch Specific Plan (LCRSP) were evaluated in the 2010 LCRSP EIR and found to be less than significant impact with mitigation incorporated.[13] As such, these potential impacts are not analyzed in this Initial Study or further discussed.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development on candidate housing sites with sensitive biological resources could have an adverse effect on species identified as candidate, sensitive, or special status. Additionally, a potentially significant impact on the burrowing owl could occur if owls are present. Such impacts, if they were to occur, are potentially significant due to the direct reduction in local populations and loss of genetic diversity. In addition, impacts on the burrowing owl could occur if owls were to enter an active construction site. Burrowing owls are known to use manmade materials, such as pipes and culverts, for shelter and nesting. Impacts on the burrowing owl, if they were to inhabit the site subsequently, are potentially significant.

However, future housing development facilitated by the Project would undergo the City's development review process and may require permits from regulatory agencies, including the CDFW and USFWS. Future housing development would be necessary to comply with the permit processing procedures. Future housing developments would be required to incorporate MM BIO-1, which stipulates that site-specific surveys be conducted prior to approval to determine if biological resources are present and the extent of any potential impacts. To avoid direct impacts on burrowing owls, pre-construction clearance surveys, buffers, and CDFW consultation, as outlined in MM BIO-2A and MM BIO-2B, would be incorporated. Direct impacts on burrowing owls, if present, would be mitigated to less than significant by the incorporation of MM BIO-2A and MM BIO-2B.

Furthermore, all future housing developments would be required to comply with applicable federal, State, and local requirements concerning potential impacts on biological resources, including plant and wildlife species identified as candidate, sensitive, or special-status, riparian habitats and other sensitive natural

[12] City of Rialto. (2010). Rialto General Plan, Chapter 2 (Managing our Land Supply: Land Use, Community Design, Open Space, and Conservation). https://www.rialtoca.gov/DocumentCenter/View/1494/2010-General-Plan. Accessed April 17, 2025.
[13] City of Rialto. (2010). Volume I Draft Environmental Impact Report (SCH No. 2009061113) Lytle Creek Ranch Specific Plan, March 2010.

communities, and jurisdictional waters. Incorporation of mitigation measures would ensure that proper assessment of potential impacts to candidate, sensitive, and special-status species is conducted on a project-by-project basis.

Therefore, following compliance with the existing regulatory framework and incorporation of MM BIO-1, MM BIO-2A, and MM BIO-2B, the Project's adverse effects on candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS would be mitigated to less than significant.

4.4b Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant With Mitigation Incorporated. As previously discussed, most of the City's biological resources are associated with Lytle Creek Wash, which provides unique and valuable habitat for a diverse collection of plants and wildlife within the following plant communities: Riversidean sage scrub, Riversidean alluvial fan sage scrub, as well as riparian and ruderal habitats.[14] Small pockets of open space also exist in the City. There are no candidate housing sites within Lytle Creek; however, 108 vacant candidate housing sites exist, where riparian habitat or other sensitive natural communities may be present.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development could have an adverse effect on riparian habitat or other sensitive natural communities. Where riparian habitat or other sensitive vegetation communities are potentially present on a candidate housing site, future housing development would incorporate MM BIO-1, which requires that site-specific surveys be conducted prior to approval of future developments to determine if biological resources, including riparian habitat or other sensitive vegetation communities, and the extent of any potential impacts. Future housing development facilitated by the Project would be required to adhere to all federal, State, and local requirements and incorporate MM BIO-1 to avoid and minimize construction and operational impacts on riparian habitats and other sensitive natural communities. Following compliance with the existing regulatory framework and the incorporation of MM BIO-1, future housing development facilitated by the Project would not have a substantial adverse effect, either directly or indirectly, on any sensitive vegetation communities. Therefore, impacts would be mitigated to less than significant.

4.4c Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact With Mitigation Incorporated. Lytle Creek Wash is located in the City's northernmost portion. There are no candidate housing sites within Lytle Creek; however, 108 vacant candidate housing sites exist, some of which may be located in areas with wetlands. Furthermore, the General Plan EIR notes that the City contains no known wetlands; however, due to the presence of major natural drainage areas within the City (i.e., Lytle Creek and the Santa Ana River), there is some potential for wetlands to exist. The Project would not directly construct new housing but would facilitate housing

[14]City of Rialto. (2023). *The City of Rialto General Plan Land Use Element*. Retrieved from: 2023 City of Rialto Focused General Plan Update | Rialto, CA. Accessed April 10, 2025.

development by implementing actions associated with the HEU. Future housing development could have an adverse effect on wetlands. Where wetlands are potentially present on a candidate housing site, future housing development would incorporate MM BIO-1, which requires that site-specific surveys be conducted prior to approval of future developments to determine if biological resources are present and the extent of any potential impacts. With MM BIO-1 incorporated, potential impacts to wetlands would be mitigated to less than significant.

4.4d Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant With Mitigation Incorporated. Although Lytle Creek Wash contains potential habitat for important species, it does not act as a regional wildlife corridor.[15] However, it does function as a local (small-scale) corridor for wildlife movement within the creek and the San Bernardino Mountains. None of the candidate housing sites are within the Lytle Creek Wash. Moreover, the candidate housing sites are of limited value for wildlife movement and corridors due to existing surrounding development and infrastructure. Therefore, future housing development facilitated by the Project is not expected to interfere with wildlife corridors.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Of the 258 candidate housing sites, 108 are vacant and could potentially support nesting birds. Although the remaining sites are developed, ornamental landscaping associated with the existing developed sites can also provide habitat for native birds. Future housing development facilitated by the Project could impact nesting birds, which have acclimated to urban life and nest and forage in the local trees and shrubs. These bird species are protected under the Migratory Bird Treaty Act (16 U.S.C. §§ 703-712). If vegetation clearing were to occur during the bird breeding season (February 1 to July 15 for raptors and January 15 to August 31 for other birds), direct impacts to nesting birds could occur. The loss of any active nests of a native bird during construction would be considered a significant impact. Future housing development would be required to incorporate MM BIO-3, which requires compliance with California Fish and Game Code §§ 3503, 3503.5, and 3513, avoidance of nesting season if feasible, nesting bird surveys three days prior to site disturbance, and buffers around active nests. Therefore, with MM BIO-3 incorporated, future housing development facilitated by the Project would not interfere with the movement of any native resident or migratory fish or wildlife species or impede the use of native wildlife nursery sites. Impacts would be mitigated to a less than significant level.

4.4e Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant With Mitigation Incorporated. The City does not have a local ordinance protecting biological resources. However, the General Plan includes policies protecting biological resources, as identified above. Additionally, according to San Bernardino County's Biotic Resources Overlay Maps, Rialto is within the Burrowing Owl Overlay Zone; therefore, the burrowing owl has a low to moderate

[15] City of Rialto. (2010). Rialto General Plan, Chapter 2 (Managing our Land Supply: Land Use, Community Design, Open Space, and Conservation). https://www.rialtoca.gov/DocumentCenter/View/1494/2010-General-Plan. Accessed April 17, 2025

potential to occur on candidate housing sites; see Response 4.4a. Future housing development could occur on a candidate housing site, subject to local policies or ordinances protecting biological resources.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development would be subject to compliance with all General Plan policies intended to protect biological resources, as discussed above and detailed in the General Plan Managing Our Land Supply Element. Compliance would be verified through the project's entitlement review process. Future housing development facilitated by the Project would be required to incorporate MM BIO-2A, which requires pre-construction clearance surveys for burrowing owls, where appropriate. Therefore, with MM BIO-2A incorporated, the Project would not conflict with any local policies or ordinances protecting biological resources, including the San Bernardino County Biotic Resources Overlay Zones. Impacts would be mitigated to less than significant.

4.4f Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The City is not located within a Habitat Conservation Plan or a Natural Community Conservation Plan.[16] Therefore, no impact would occur, and no mitigation is required.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA are applicable to the proposed Project.

MM BIO-1 **Biological Resources Survey.** Housing development facilitated by the Project, in areas where the City has identified a potential presence of sensitive biological resources, shall comply with the following mitigation framework: Prior to any ground-disturbing activity, a qualified biologist shall conduct a site-specific survey of general biological resources. A biological resources report shall be submitted to the City to document the results of the biological resources survey. The report shall include (1) the methods used to determine the presence of sensitive biological resources; (2) vegetation mapping of all vegetation communities and/or land cover types; (3) the locations of any sensitive plant or wildlife species; (4) an evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; (5) an evaluation of the significance of any potential direct or indirect impacts from the proposed project; and (6) recommended mitigation to reduce the impacts to below a level of significance. If potentially significant impacts to sensitive biological resources are identified, future project-level grading and site plans shall incorporate project design features to avoid/minimize direct impacts on sensitive biological resources to the extent feasible. If avoidance is not feasible, additional mitigation measures shall be proposed to reduce impacts to a level that is less than significant.

MM BIO 2A **Burrowing Owl Preconstruction Surveys.** No less than 14 days prior to any ground-disturbing activities, a qualified biologist shall survey the project site's construction limits plus a 500-foot buffer for the presence of burrowing owls (BUOW) and occupied nest

[16] California Department of Fish and Wildlife. *California Natural Community Conservation Plans*. Available at https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline. Accessed on April 14, 2025.

burrows. A second survey shall be conducted within 24 hours prior to any ground-disturbing activities. The surveys shall be conducted in accordance with the most current survey methods of the California Department of Fish and Wildlife (CDFW).

If burrowing owls are not observed during the clearance survey, no additional conditions are required to avoid impacts to burrowing owl. At least one burrowing owl pre-construction survey report shall be submitted to the City to document compliance with this mitigation measure. For the purposes of this measure, 'qualified biologist' is a biologist who meets the requirements set forth in the BUOW Guidelines (CDFW 2012).

MM BIO-2B **Burrowing Owl Avoidance and Coordination.** If burrowing owl is documented on the project site or within 500 feet of the site during either focused surveys or pre-construction surveys, occupied burrowing owl burrows shall not be disturbed. The City and California Department of Fish and Wildlife (CDFW) shall be contacted within 48 hours of the burrowing owl observation, and a qualified biologist shall set up disturbance avoidance buffers in accordance with CDFW guidance or recommendations.

No work shall occur within avoidance buffers until consultation with CDFW and issuance of permits, if required. If avoidance of burrowing owls is not possible, either directly or indirectly, consultation with CDFW shall be pursued to determine the appropriate course of action. CDFW may require an Incidental Take Permit (ITP) or a Burrowing Owl Relocation and Mitigation Plan. The conditions of the ITP or measures outlined in the Plan shall be adhered to, and any required compensatory mitigation of habitat would be provided. If the burrowing owl is no longer a candidate or listed species under CESA at the time of construction, an ITP would not be required.

MM BIO-3 **Nesting Bird Surveys.** To ensure compliance with California Fish and Game Code Sections 3503, 3503.5, and 3513 and to avoid potential impacts to nesting birds, vegetation clearing and ground-disturbing activities shall be conducted outside of the bird nesting season (generally February 15 through August 31), if feasible. Regardless of the time of year, a qualified biologist shall conduct a nesting bird survey within three (3) days prior to any disturbance of the site, including but not limited to vegetation clearing, disking, demolition activities, staging, or grading.

If active nests are identified, the biologist shall establish suitable buffers around the nests depending on the level of activity within the buffer and the species observed. Buffer areas shall be avoided until the nests are no longer occupied, and the juvenile birds can survive independently from the nests. During construction activities, the qualified biologist shall continue biological monitoring activities at a frequency recommended by the qualified biologist using their best professional judgment. If nesting birds are documented, avoidance and minimization measures may be adjusted and construction activities stopped or redirected by the qualified biologist to avoid take of nesting birds.

4.5 CULTURAL RESOURCES

Environmental Issue	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 pursuant to §15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

IMPACT ANALYSIS

4.5a Would the project cause an adverse change in the significance of a historical resource pursuant to § 15064.5?

Less Than Significant With Mitigation Incorporated. State CEQA Guidelines § 15064.5 defines "historical resources" as resources listed in the California Register of Historical Resources[17] (CRHR) or determined to be eligible by the California Historical Resources Commission for listing in the CRHR.[18] A resource included in a local register of historical resources, like the City Register, is also presumed to be historically or culturally significant. Generally, a resource is considered to be "historically significant" if the resource meets the criteria for listing on the CRHR (Pub. Res. Code § 5024.1; Title 14 CCR, § 4852), including the following:

a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

b) Is associated with the lives of persons important in our past;

c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

d) Has yielded, or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed in, or determined to be eligible for listing in the CRHR, not included in a local register of historical resources (Pub. Res. Code § 5020.1(k)), or identified in a historical resources survey (Pub. Res. Code § 5024.1(g)) does not preclude the City from determining that the resource may

[17] California Office of Historic Preservation. *California Register of Historical Resources*. Available at: https://ohp.parks.ca.gov/?page_id=21238. Accessed June 30, 2025.
[18] California Public Resources Code §5020.1(k), §5024.1(g).

be a historical resource. State CEQA Guidelines § 15064.5 defines a "substantial adverse change in a historical resource" as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

The City's historical or cultural resources, as identified in the City's General Plan, are listed in **Table 4.5-1: City of Rialto Historical and Cultural Resources. Table 4.5-1** also summarizes the locations of historical resources and any nearby candidate housing sites, based on General Plan information. As indicated in **Table 4.5-1,** some candidate housing sites are near known historical resources.

Table 4.5-1: City of Rialto Historical and Cultural Resources

Resource	Location	Opportunity Area
Final Christian Church of Rialto*	201 North Riverside Avenue	None
Grapeland Homesteads and Water Works (Boundary of Grapeland Irrigation District)**	Generally, the City's northwest portion	Opportunity Area 2: Renaissance Specific Plan (Site Nos. 293 through 299)
Agua Mansa Community**	Generally, the City's southern portion	None
National Old Trails Highway (Route 66)**	Foothill Boulevard	Opportunity Area 1: Foothill Boulevard Specific Plan (all sites)
San Bernardino County Museum (Demolished)**	Northwest Corner of Slover Avenue and Larch Avenue	None
Notes: *National Register of Historic Places; **California Historical Landmarks and Points of Interest		
Source: City of Rialto. (2010). The City of Rialto General Plan. Retrieved from: https://yourrialto.com/DocumentCenter/View/1494/2010-General-Plan. Accessed April 14, 2025.		

As Project implementation has the potential for development over the next several years, existing buildings or other structures on the candidate housing sites could reach an age of 50 years or older during Project implementation. Generally, structures 50 years of age or older have the potential to be historic resources, based on the National Register of Historic Places[19] (NRHP) guidelines. Structures must have retained their original integrity and context to be considered a historical resource. Any housing site that is presently developed has the potential, however, to contain a historical structure(s) during Project implementation. Of the 258 housing sites, 150 are developed and therefore have the potential to contain a structure that meets the criteria as a historical resource, as determined by the NRHP or the CRHR (50 years or greater), during the future construction of housing units.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. However, as discussed above, a historic structure (≥50 years) could occupy a candidate housing site now or in the future. Therefore, future housing development facilitated by the Project could result in a substantial adverse change to the significance of a historical resource.

Future housing development facilitated by the Project would be subject to the City's development review process and required to comply with applicable regulations. Future development would be required to

[19] National Park Service. *National Register of Historic Places*. Available at: https://www.nps.gov/subjects/nationalregister/index.htm. Accessed June 30, 2025.

comply with applicable federal, State, and local laws that concern the preservation of historical resources, including the National Historic Preservation Act and State CEQA Guidelines.

Further, all future development facilitated by the Project would be subject to compliance with the City's General Plan Cultural and Historic Resources Element, which includes several policies aimed at historical preservation, including Policy 7-1.1, which protects the historical resources in Rialto. Additionally, since structures on candidate housing sites could age beyond 50 years during Project implementation, the City may require future housing development on sites with potential historic resources to conduct site-specific evaluation prior to any alteration, demolition, relocation, or new development. Historically significant resources would be identified through site-specific evaluation in conjunction with future development prior to the approval of any development permits. This site-specific evaluation would be used to determine if the proposed development has the potential to impact a significant historical resource or whether the existing development or property is eligible for listing on the NRHP, CRHR, or local listing. Future housing development on a site with structures aged 50 years or more, having their original structural integrity intact, would be required to incorporate MM CUL-1, which requires the applicant to retain a qualified professional historian to determine whether the affected buildings or structures are historically significant. Following compliance with the established regulatory framework described above, and incorporation of MM CUL-1, the Project's potential impacts concerning adverse changes in the significance of a historical resource would be mitigated to less than significant.

4.5b Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less Than Significant With Mitigation Incorporated. The 1893-1894 U.S. Geological Survey (USGS) topographic map for the Rialto area shows a great many existing structures scattered throughout the City's downtown area. The lots upon which these structures once were located are now potential historical archaeological sites; thus, the City's historical town center has a high potential to yield historical archaeological resources, the surrounding areas that were platted later have a moderately high potential, and the remaining areas, to the north and south, have a moderate potential to yield resources.[20] Therefore, future development facilitated by the Project could directly or indirectly impact undiscovered subsurface archaeological resources.

Of the 258 candidate housing sites, 108 are currently vacant/undeveloped. All other candidate housing sites have been graded and developed previously. Undeveloped sites often have a higher potential for unknown archaeological resources, as the likelihood of encountering archaeological resources is greatest on sites that have been minimally excavated in the past (e.g., vacant properties). Previously excavated areas generally have a lower potential for archaeological resources, as the soil containing these resources has been removed or previously disturbed. Any surface and shallow subsurface archaeological deposits at the candidate housing sites have likely been destroyed or heavily disturbed because of previous development.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Archaeological resources on the candidate housing sites have likely been destroyed or heavily disturbed because of previous development. Notwithstanding,

[20] City of Rialto. *City of Rialto General Plan Update Draft Environmental Impact Report*, Certified March 2010. See Section 4.5, Cultural Resources, page 113.

future development facilitated by the Project would involve ground-disturbing activities such as grading or excavation that could directly or indirectly impact undiscovered subsurface archaeological resources. The depth of subsurface excavation would influence whether previously undisturbed areas may be affected. Should archaeological deposits be encountered during project ground disturbance, an adverse change in the significance of the archaeological resource could occur.

However, future development facilitated by the Project would be subject to compliance with General Plan Policy 7-3.1, Policy 7-3.3 and Policy 7-3.4, which require archaeological surveys in archaeologically sensitive areas, avoidance of impacts to potentially significant archaeological resources, and the reduction of adverse effects to significant archaeological resources that cannot be protected in place through data recovery excavations, respectively.

In addition, SC CUL-1 requires archaeological monitoring in areas of high archaeological sensitivity, as determined by a qualified archaeologist. Further, as a result of Assembly Bill 52 and Senate Bill 18, tribal consultation with the Yuhaaviatam of San Manuel Nation (YSMN), the City has identified MM CUL-2, MM CUL-3, MM TCR-1, and MM TCR-2 to reduce the potential for adverse effects on archaeological and tribal cultural resources. These measures would ensure that tribal representatives are appropriately engaged in identifying, evaluating, and treating archaeological resources, consistent with State CEQA Guidelines § 15064.5 and the State's intent under AB 52 to respect tribal sovereignty and cultural heritage.

Following compliance with General Plan policies and standard condition SC CUL-1, and with MM CUL-2 and MM CUL-3 incorporated, potential impacts to archaeological resources would be effectively reduced. Therefore, the Project's potential to cause a substantial adverse change in the significance of an archaeological resource would be less than significant with mitigation incorporated.

4.5c Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. As previously noted, cultural resources on the candidate housing sites have likely been destroyed or heavily disturbed because of previous development. Notwithstanding, ground-disturbing activities such as demolition and grading could accidentally discover human remains. In the unlikely event that human remains are found, those remains would require proper treatment in accordance with applicable laws, including Health and Safety Code §§ 7050.5, 7051, and 7054, and Public Resources Code §§ 5097.98 and 5097.99. HSC Health and Safety Code §§7050.5, 7051, and 7054 describe the general provisions for the treatment of human remains. Specifically, Health and Safety Code § 7050.5 outlines the requirements for the treatment of any human remains accidentally discovered during site excavation. Health and Safety Code section HSC §7050.5 also requires that all activities cease immediately and that a qualified archaeologist and a Native American monitor be contacted immediately. TAs required by State law, the future development facilitated by the Project would implement the procedures outlined in Public Resources Code § 5087.98, including evaluation by the County Coroner and notification of the Native American Heritage Commission in California (NAHC) in the unlikely event that Native American human remains are discovered during ground disturbing activities. The NAHC would designate the "Most Likely Descendant" of the unearthed human remains. If excavation results in the discovery of human remains, future development would halt excavation near the find, and any area reasonably suspected to overlay adjacent remains shall remain undisturbed until the County Coroner has investigated and made appropriate recommendations for the treatment and disposition of the remains. Therefore, following compliance with the established

regulatory framework described above, future development facilitated by the Project would have a less than significant impact concerning human remains, and no mitigation is required.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

SC CUL-1[21] **Archaeological Resources.** For development projects or land use plans in areas determined to have a high potential for archaeological resources as determined through field surveys required by General Plan Policy 7-3.1, grading shall be monitored by trained archeological crews working under the direction of a qualified professional, so that resources exposed during grading can be recovered and the scientifically important information preserved. Archaeological monitors shall be equipped to recover resources as they are unearthed and to avoid construction delays. Monitors shall be empowered to temporarily halt or divert equipment to allow the removal of abundant or large specimens. Qualified archaeological personnel shall prepare recovered specimens to the point of identification and permanent preservation. Qualified archaeological personnel shall identify and curate specimens into the collections of an appropriate, established, and accredited museum repository with permanent retrievable archaeological storage as determined in consultation with the Community Development Director. Qualified archaeological personnel shall prepare a report of findings with an appendix itemizing specimens subsequent to implementation of curation. A preliminary report shall be submitted to and approved by the Community Development Director before granting of building permits, and a final report shall be submitted to and approved by the Community Development Director before granting of occupancy permits. (General Plan EIR MM C-1.)

MM CUL-1 **Historic Resources Evaluation.** Prior to issuing a demolition permit or engaging in other ground-disturbing activities on sites containing structures that are more than 50 years old, the City shall determine whether the proposed development could potentially impact historical resources. If a potential impact is identified, the applicant shall retain a qualified professional meeting the Secretary of the Interior's Professional Qualification Standards for History or Architectural History to prepare a Historic Resource Evaluation Report to determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in State CEQA Guidelines §15064.5. The applicant shall submit a historical resource report to the City and shall include: (1) the methods used to determine the presence or absence of historical resources; (2) an identification of potential impacts from the proposed project; and (3) an evaluation of the significance of any historical resources identified.

MM CUL-2 **Inadvertent Discovery of Cultural or Tribal Cultural Resources.** If cultural resources are discovered during ground-disturbing activities, all work within a 60-foot radius of the find shall cease immediately. A qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards shall evaluate the nature and significance of the find. Work may continue outside the buffered area during this evaluation.

[21] Rialto General Plan Environmental Impact Report Mitigation Measure C-1

If the discovery is determined to be a pre-contact archaeological resource, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be notified and invited to participate in the evaluation, as specified in MM TCR-1. The archaeologist shall prepare a Monitoring and Treatment Plan that outlines procedures for avoidance, documentation, and recovery, in coordination with YSMN. A draft of the plan shall be provided to YSMN for review and comment. The plan shall be submitted to the Lead Agency for approval prior to resumption of work within the buffered area.

MM CUL-3 **Inadvertent Discovery of Human Remains.** If human remains or funerary objects are encountered during any ground-disturbing activities associated with the project, all work within a 100-foot radius of the discovery shall cease immediately. The County Coroner shall be contacted pursuant to Health and Safety Code § 7050.5 to determine the nature and origin of the remains.

If the Coroner determines that the remains are of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) in accordance with Public Resources Code § 5097.98. The NAHC shall identify a Most Likely Descendant (MLD), who shall be afforded the opportunity to make recommendations regarding the treatment or disposition of the remains and any associated grave goods. The project applicant shall coordinate with the MLD and the Yuhaaviatam of San Manuel Nation (YSMN) to ensure that treatment and disposition of the remains are carried out in accordance with the law and tribal preferences, as appropriate.

Work may not resume within the 100-foot buffer until the remains have been properly removed or protected, and all applicable procedures under state law have been completed.

4.6 ENERGY

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

IMPACT ANALYSIS

4.6a Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during Project construction or operation?

Construction: Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Construction activities associated with future housing development facilitated by the Project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Fossil fuels are used for construction vehicles and other energy-intensive equipment during site clearing, grading, and construction. Fuel energy consumed during construction would be temporary and would not represent a significant demand for energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements, which specify that equipment not used for more than five minutes must be turned off. Project construction equipment would also be required to comply with the latest U.S. EPA and CARB engine emissions standards, which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Due to increasing transportation costs and fuel prices, contractors and owners have a strong financial incentive to avoid wasteful, inefficient, and unnecessary energy consumption during construction. There is also growing recognition among developers and retailers that sustainable construction is not prohibitively expensive, and that there is a significant cost-saving potential in green building practices and materials.

Substantial reductions in energy inputs for construction materials can be achieved by selecting building materials composed of recycled materials that require substantially less energy to produce than non-recycled materials. The Project-related incremental increase in the use of energy bound in construction materials such as asphalt, steel, concrete, pipes, and manufactured or processed materials (e.g., lumber and gas) would not substantially increase energy demand compared to overall local and regional demand

for construction materials. It is reasonable to assume that production of building materials such as concrete, steel, etc., would employ all reasonable energy conservation practices in the interest of minimizing the cost of doing business.

Future housing development facilitated by the Project would meet the residents' varied housing needs. The majority of future housing development facilitated by the Project would occur on fully improved sites. Unlike an individual project for which project-specific construction information is available, it is impractical to quantify construction-related energy consumption from all future housing developments that would contribute incrementally to construction energy demand throughout the City. Although construction equipment would primarily use energy in the form of fuel consumption, the amount of construction-related fuel cannot be determined at this time due to the lack of project-specific construction information associated with future development on each of the housing sites. Instead, construction energy consumption would be evaluated for individual future housing development projects through the City's development review processes. It is noted that construction fuel use is temporary and would cease upon completion of construction activities. Furthermore, there are no unusual Project characteristics that would necessitate the use of construction equipment that is less energy-efficient than at comparable construction sites in the region or State. Therefore, construction fuel consumption associated with future housing development facilitated by the Project would not be any more inefficient, wasteful, or unnecessary than other similar housing developments. A less than significant impact would occur, and no mitigation is required.

During construction, some incidental energy conservation would occur through compliance with State requirements that construction equipment not used for more than five minutes be turned off. Construction equipment would also be required to comply with the latest U.S. EPA and CARB engine emissions standards. These engines use highly efficient combustion engines to minimize unnecessary fuel consumption. Project-related construction activities would consume energy, primarily in the form of diesel fuel (e.g., mobile construction equipment) and electricity (e.g., power tools).

Future housing development facilitated by the Project, subject to CALGreen regulations, would be required to divert 65 percent of the waste generated during construction from landfills. Recycling construction and demolition waste not only prevents it from being transported to landfills but also reduces the "upstream" energy consumption associated with manufacturing virgin materials.

Future construction activities associated with future housing development would also be required to monitor air quality emissions using applicable regulatory guidance, such as the SCAQMD CEQA Guidelines. This requirement indirectly relates to construction energy conservation because reducing air pollutant emissions through monitoring and the efficient use of equipment and materials results in lower energy consumption.

As discussed above, there are no unusual characteristics that would necessitate the use of less energy-efficient construction equipment than at comparable construction sites in the region or State. Therefore, it is expected that construction fuel consumption associated with the Project would not be any more inefficient, wasteful, or unnecessary than that of other similar projects of this nature. Therefore, impacts to energy resources associated with the future development's construction activities would be less than significant, and no mitigation is required.

Operations: Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project would consume energy during operations through the use of electricity, water, and natural gas in buildings, as well as fuel for on-road vehicles. Passenger vehicles would be powered mainly by gasoline, with some fueled by diesel or electricity. Public transit would be powered by diesel or natural gas and could potentially be fueled by electricity. Future housing development facilitated by the Project would be subject to the City's development review process, which requires that development comply with General Plan policies and Rialto Code regulations, as well as any applicable specific plan and its objectives. Future housing development facilitated by the Project would also be required to adhere to all federal, State, and local requirements for energy efficiency, including SB 32's Scoping Plan, which includes a 50 percent reduction in petroleum use in vehicles, as well as the latest Title 24 standards. It is also noted that future project design and materials would be subject to compliance with the most current Building Energy Efficiency Standards. Future projects would also be required to adhere to the provisions of the California Green Building Standards Code, Title 14 CCR part 11 (CALGreen), which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Considering these requirements, future housing development facilitated by the Project would not result in a substantial increase in energy use, such that it would result in wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, impacts would be less than significant, and no mitigation is required.

4.6b Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. As discussed in Response 4.5a, the energy conservation policies and plans relevant to the Project include the California Title 24 energy standards and the 2022 CALGreen. Future housing development facilitated by the Project would be required to comply with these existing energy standards or applicable updated standards. Compliance with State and local energy efficiency standards would ensure that future development facilitated by the Project meets all applicable energy conservation policies and regulations. As such, the Project would not conflict with applicable renewable energy or energy efficiency plans. SCAG's Connect SoCal 2024, adopted in April 2024, integrates transportation, land use, and housing to meet GHG reduction targets set by CARB (Connect SoCal 2024). The document establishes GHG emissions goals for automobiles and light-duty trucks, as well as an overall GHG target for the region, consistent with the target date of AB 32 and the post-2020 GHG reduction goals outlined in SB 375. The Project would not conflict with the stated Connect SoCal 2024 goals. Impacts would be less than significant, and no mitigation is required.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA or MM are applicable to the proposed Project.

4.7 GEOLOGY AND SOILS

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

IMPACT ANALYSIS

4.7a Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Less than Significant Impact. The State Alquist-Priolo Earthquake Fault Zoning Act (Act), Pub. Res. Code §§ 2621-2630, was passed in 1972 to mitigate the hazard of fault rupture by prohibiting buildings along active fault lines. Under the Act, cities are required to regulate development within the mapped zones of active earthquake faults. Specifically, cities and counties must establish setback requirements prohibiting the construction of certain structures for human occupancy within 50 feet of an active fault trace. They must also require that structures located within 500 feet of an active fault undergo additional geologic investigations to identify potential hazards and incorporate building design considerations to ensure seismic safety. Finally, cities and counties must notify property owners of any known or suspected fault zones on their property. The California Geologic Survey (CGS) Maps indicate that the San Jacinto Alquist-Priolo Earthquake fault zone traverses the City's northern portion[22]

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Review of these Maps and the General Plan Safety Element Exhibit 5.4 indicates that candidate housing sites are located near identified fault zones, with some potentially within 500 feet of an active fault. For these sites, housing development facilitated by the Project could cause substantial adverse effects, including the risk of loss, injury, or death involving fault rupture.

Future housing development facilitated by the Project would be subject to the City's development review process and required to demonstrate compliance with federal, State, and local regulations in effect at the time of development, including General Plan policies and Rialto Code standards. General Plan Policy 5-5.1 requires geotechnical investigations by certified engineer geologists or other qualified professionals for all grading and construction projects subject to geologic hazards, including fault rupture, severe ground shaking, liquefaction, landslides, and collapsible or expansive soils, with particular attention to areas within Alquist-Priolo Earthquake Fault Zones. General Plan Policy 5-5.2 requires all construction to conform to the California Building Code and be consistent with the Rialto Code, which provides for earthquake-resistant design, excavation, and grading. As previously noted, the Act requires that structures located within 500 feet of an active fault undergo additional geologic investigations to identify potential hazards and inform building design considerations, ensuring seismic safety. Several other laws set requirements and standards for mitigating seismic hazards, including the California Building Standards Code (Title 24 of the California Code of Regulations), which sets minimum requirements for building design and construction to resist seismic forces. Compliance with the California Building Standards Code requires proper construction of building footings and foundations to withstand the effects of potential ground movement. It also includes provisions to reduce impacts caused by potential major structural failures or loss of life resulting from geologic hazards. The City has adopted the California Building

[22] California Geological Survey. (2024). *Earthquake Zones of Required Investigation.* Retrieved from: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/#data_s=id%3AdataSource_4-191d8e93088-layer-27%3A13680. Accessed April 2025.

Standards Code, so any design and construction within Rialto must be consistent with the State building codes. Furthermore, pursuant to the California Disaster Act, Rialto has developed and adopted a hazard mitigation plan to minimize the impact of natural disasters, including earthquakes. Following compliance with the existing regulatory framework described above, future housing development facilitated by the Project implementation would not directly or indirectly cause substantial adverse effects involving rupture of a known earthquake fault. Impacts would be less than significant, and no mitigation is required.

4.7a 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?

Less Than Significant Impact. The City is within a seismically active area that could be subject to strong seismic ground shaking, with the highest risks originating from the San Jacinto, San Andreas, and the Cucamonga faults, which have the potential to generate earthquakes of maximum magnitudes ranging from 6.7 to 8.0.[23] Large earthquakes can cause widespread property damage, injury, and loss of life. Secondary impacts include fires and disruption of utilities and service systems.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project would subject people and structures to potential earthquake hazards due to the seismically active nature of Southern California. Therefore, future housing development could cause substantial adverse effects, including the risk of loss, injury, or death, involving strong seismic ground-shaking.

All future housing development facilitated by the Project would be subject to the City's development review process and required to demonstrate compliance with federal, State, and local regulations in effect at the time of development, including General Plan policies and Rialto Code standards. As discussed above, General Plan Policy 5-5.1 requires geotechnical investigations by certified engineer geologists or other qualified professionals for all grading and construction projects subject to geologic hazards, including fault rupture, severe ground shaking, liquefaction, landslides, and collapsible or expansive soils, with particular attention to areas within Alquist-Priolo Earthquake Fault Zones. The City's existing building plan check and building code compliance procedures include requirements to design structures following the appropriate ground-shaking design parameters outlined in the California Building Code. These parameters are based on the seismic setting and potential intensity levels of the earthquake faults most likely to generate significant ground-shaking in the City. Following compliance with the existing regulatory framework, future housing development facilitated by the Project would not directly or indirectly cause substantial adverse effects involving strong seismic ground shaking. Impacts would be less than significant, and no mitigation is required.

[23] City of Rialto. (2023). City of Rialto General Plan Safety Element. Retrieved from: https://www.rialtoca.gov/DocumentCenter/View/4458/2023-Safety-Element?bidId=. Accessed April 14, 2025.

4.7a Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

Less Than Significant Impact. Liquefaction is a geologic phenomenon that causes ground failure in loose, saturated, and sandy-textured soils during strong ground shaking. Seismically induced landslides are a form of slope failure that occurs due to strong ground shaking. The General Plan Safety Element indicates that, in general, liquefaction is unlikely to occur in most areas of Rialto. However, liquefaction is a concern in the Lytle Creek Wash area, where sandy soils and a high water table are present, as well as in areas near the Santa Ana River due to an extremely high water table.[24]

Although landslides and mudslides can be caused by earthquakes, heavy storms, human activity, or other events that disturb at-risk slopes, Rialto has no recorded history of landslides or liquefaction by the California Geological Survey.[25]

It is noted that the potential adverse effects involving liquefaction from future housing development within the Lytle Creek Ranch Specific Plan (LCRSP) were evaluated in the 2010 LCRSP EIR and found to be less than significant with mitigation incorporated.[26] As such, these potential impacts are not analyzed in this Initial Study or further discussed.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. None of the candidate housing sites are located in the Lytle Creek area; however, some sites may be situated in areas where liquefaction is a concern. Future housing development facilitated by the Project could cause substantial adverse effects, including seismic-related ground failure, such as liquefaction. However, liquefaction (and landslide) potential does not necessarily limit development potential. General Plan Policy 5-5.1 requires site-specific geotechnical studies to determine the soil properties and specific potential for liquefaction and landslides in a specific area for all grading and construction projects. Furthermore, future development facilitated by the Project would be subject to the City's development review process and would be required to adhere to all federal, State, and local requirements for avoiding and minimizing seismic-related impacts. Compliance with the California Building Code would require an assessment of hazards related to liquefaction and landslides, and the incorporation of design measures into structures to mitigate these hazards, if development were considered feasible. Following compliance with all relevant regulations for minimizing seismic impacts from development, future development facilitated by the Project would not directly or indirectly cause substantial adverse effects involving seismic-related ground failure, including liquefaction and landslides. Impacts would be less than significant, and no mitigation is required.

4.7b Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Therefore, future housing development facilitated by the Project would involve grading activities that could disrupt soil profiles and

[24] City of Rialto. (2023). *The City of Rialto General Plan Safety and Noise Element*. Retrieved from: 2023 City of Rialto Focused General Plan Update | Rialto, CA. Accessed April 10, 2025.
[25] Ibid.
[26] City of Rialto. (2010). Volume I Draft Environmental Impact Report (SCH No. 2009061113) Lytle Creek Ranch Specific Plan, March 2010.

soil composition, potentially resulting in increased exposure of soils to wind and rain. Erosion on graded slopes could cause downstream sedimentation impacts. Other related impacts resulting from substantial short-term erosion or loss of topsoil include changes in topography and the creation of impervious surfaces.

Future housing development facilitated by the Project would be subject to the City's development review process and would be required to comply with General Plan Policy 5-24, which requires implementation of adequate erosion control measures for development projects to minimize sedimentation damage to drainage facilities. In addition, future housing development facilitated by the Project would be required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil, including compliance with the National Pollution Discharge and Elimination System (NPDES) program, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) and best management practices (BMPs) intended to reduce soil erosion; see Response 4.10a. Following compliance with the established regulatory framework described above, future housing development facilitated by the Project would not result in substantial soil erosion or loss of topsoil. Therefore, impacts would be less than significant.

4.7c 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?

Less Than Significant Impact. Slope stability is affected by the degree of the slope, the slope's geologic structure, and existing surface and subsurface water. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. According to the USGS, the City experiences land subsidence due to groundwater pumping.[27] Future housing development facilitated by the Project would not include further groundwater extraction, which would contribute to regional land subsidence. Therefore, future housing development facilitated by the Project could be located on a geologic unit or soil that is unstable. However, future housing development facilitated by the Project would be subject to the City's development review process and applicable federal, State, and local requirements for avoiding and minimizing impacts concerning land failure and unstable soils, including General Plan Policy 5-5.1, which requires geotechnical investigations by certified engineer geologists or other qualified professionals for all grading and construction projects subject to geologic hazards, including fault rupture, severe ground shaking, liquefaction, landslides, and collapsible or expansive soils. The geotechnical investigation would confirm site-specific soil composition and include conclusions and recommendations addressing grading procedures, soil stabilization, and foundation design. Following compliance with the established regulatory framework, future housing development facilitated by the Project would not create substantial risks to life or property associated with being located on a geologic unit or soil that is unstable or that is likely to become unstable. Impacts would be less than significant, and no mitigation is required.

[27] U.S. Geological Survey. (2024). Areas of Land Subsidence in California. Retrieved from: https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html. Accessed April 14, 2025.

4.7d Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. Most of Rialto is underlain by alluvial units that are composed of granular soils (predominantly sand, gravel, and boulders).[28] Such units typically have a low potential for expansion. However, alluvial units frequently contain lenses or layers of fine-grained soils (silts and clays) that are typically in the moderately expansive range. Such sediments are most likely to be found in the more distal parts of the alluvial fans, away from the San Gabriel and Jurupa Mountains.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project could be located on expansive soil, creating substantial direct or indirect risks to life or property.

Future housing development facilitated by the Project would be subject to compliance with General Plan Policy 5-5.1, which requires geotechnical investigations by certified engineer geologists or other qualified professionals for all grading and construction projects subject to geologic hazards, including expansive soils. Future housing developments would be required to comply with the applicable provisions of the California Building Code regarding soil hazard-related design. The California Building Code specifically requires soil testing in areas likely to have expansive soils. Soil testing would determine the expansive index and include special design and construction provisions for the foundations of structures founded on expansive soils, as necessary. Additionally, Rialto Code § 15.08.020: Building Code, adopts the 2022 California Building Code by reference, which also requires geotechnical investigations that identify potentially unsuitable soil conditions and contain appropriate recommendations for foundation type and design criteria that conform to the analysis and implementation criteria described in Rialto Code Title 15: Building and Construction. Following compliance with the existing regulatory framework described above, future housing development facilitated by the Project would not pose substantial direct or indirect risks to life or property related to expansive soils. impacts would be less than significant, and no mitigation is required.

4.7e Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. Future housing development facilitated by the Project would be in areas served by the City's sanitary sewer system. Since sewers would be available for wastewater disposal, future housing developments would not rely on septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur, and no mitigation is required.

4.7f Would the project directly or indirectly destroy a unique paleontological resource or site, or a unique geologic feature?

Less Than Significant Impact. Previous geologic mapping of Rialto indicates that the City contains surface exposures of several sedimentary rock units, including (from oldest to youngest): older fan deposits of middle to late Pleistocene age, older eolian deposits, younger eolian deposits, younger alluvial fan deposits, younger axial channel deposits, and recent wash deposits.[29] Of these sedimentary units, the

[28] City of Rialto. *General Plan Update Final Environmental Impact Report State Clearinghouse Number 2008071100 (2010).*
[29] City of Rialto. *General Plan Update Final Environmental Impact Report State Clearinghouse Number 2008071100 (2010).*

Pleistocene sediments mapped at the surface have a high potential to contain significant non-renewable paleontological resources and are therefore assigned a high paleontological sensitivity.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Excavation and other earthmoving activities within surface and subsurface exposures of Pleistocene-era alluvium materials could disturb a unique paleontological resource.[30] Although a majority of housing sites are currently developed and disturbed, future construction activities associated with development could affect unidentified paleontological resources through grading and other earthwork activities. Therefore, ground-disturbing activities associated with future housing development facilitated by the Project could directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature, and the impacts could be potentially significant.

Future housing development facilitated by the Project would be subject to the City's development review process and required to comply with City regulations, including SC GEO-1 through SC GEO-4, which require paleontological field surveys, monitoring, recovery, identification, curation, and the preparation of a report of paleontological findings. Following compliance with SC GEO-1 through SC GEO-4, the Project's potential impacts concerning directly or indirectly destroying a unique paleontological resource would be reduced to less than significant. No mitigation would be required.

STANDARD CONDITIONS OF APPROVAL[31] AND MITIGATION MEASURES

No MM are applicable to the proposed Project.

SC GEO-1 **Paleontological Field Surveys.** In areas containing middle to late Pleistocene era sediments (Qof), where it is unknown if paleontological resources exist, field surveys prepared by a qualified paleontological professional before grading shall be conducted to establish the need for paleontological monitoring. Should paleontological monitoring be required after recommendation by the professional paleontologist and approval by the Community Development Director, SC GEO-2 shall be implemented. (General Plan EIR MM C-2)

SC GEO-2 **Paleontological Monitoring.** A project that requires grading plans and is located in an area of known fossil occurrence or that has been demonstrated to have fossils present in a field survey, as described in SC GEO-1, shall have all grading monitored by trained palaeontologic crews working under the direction of a qualified professional, so that fossils exposed during grading can be recovered and preserved. Palaeontologic monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring is not necessary if the potentially fossiliferous units described for the property in question are not present or if present are determined upon exposure and examination by qualified palaeontologic personnel to have low potential to contain fossil resources. Should paleontological resources require recovery, SC GEO-3 shall be implemented. (General Plan EIR MM C-3.)

[30] City of Rialto. *General Plan Update Final Environmental Impact Report State Clearinghouse Number 2008071100 (2010).* Page 121.
[31] Rialto General Plan Environmental Impact Report Mitigation Measures C-2 through C-5

SC GEO-3 **Paleontological Recovery, Identification, and Curation.** Qualified paleontological personnel shall prepare recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Qualified palaeontologic personnel shall identify and curate specimens into the collections of the Division of Geological Sciences, San Bernardino County Museum, an established, accredited museum repository with permanent, retrievable palaeontologic storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. This measure is not considered complete until curation into an established museum repository has been fully completed and documented. (General Plan EIR MM C-4.)

SC GEO-4 **Paleontological Findings.** Qualified palaeontologic personnel shall prepare a report of findings with an appendix itemized of specimens subsequent to implementation of SC CUL-2. A preliminary report shall be submitted to and approved by the Community Development Director before granting of building permits, and a final report shall be submitted to and approved by the Community Development Director before granting of occupancy permits. (General Plan EIR MM C-5.)

4.8 GREENHOUSE GAS EMISSIONS

Environmental Issue	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?		X		
b) Conflict with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Background

The "greenhouse effect" is the natural process that retains heat in the troposphere, the bottom layer of the atmosphere. Without the greenhouse effect, thermal energy would "leak" into space, resulting in a much colder and inhospitable planet. With the greenhouse effect, the global average temperature is approximately 61°F (16 °C). Greenhouse gases (GHGs) are the atmospheric components responsible for the greenhouse effect. The amount of heat retained is proportional to the concentration of GHGs in the atmosphere. As more GHGs are released into the atmosphere, GHG concentrations increase and the atmosphere retains more heat, increasing the effects of climate change. Six gases were identified by the Kyoto Protocol for emission reduction targets: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF_6). When accounting for GHGs, all types of GHG emissions are expressed in terms of CO_2 equivalents (CO_2e) and are typically quantified in metric tons (MT) or million metric tons (MMT).

Approximately 80 percent of the total heat stored in the atmosphere is caused by CO_2, CH_4, and N_2O. Both human activities and natural sources emit these three gases. Each GHG affects climate change at different rates and persists in the atmosphere for varying lengths of time. The relative measure of the potential for a GHG to trap heat in the atmosphere is called global warming potential (GWP). The GWP was developed to allow comparisons of the impacts of different gases on global warming. Specifically, it measures how much energy the emissions of one ton of a gas will absorb over a given period, relative to the emissions of one ton of CO_2. The larger the GWP, the more that a given gas warms the Earth compared to CO_2 over that period. GWPs provide a common unit of measure, which enables analysts to aggregate emissions estimates of different gases (e.g., to compile a national GHG inventory) and allows policymakers to compare emissions reduction opportunities across sectors and gases.

Greenhouse gases, primarily CO_2, CH_4, and N_2O, are directly emitted because of the stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources, such as on-road vehicles and off-road construction equipment, which burn fuels like gasoline, diesel, biodiesel, propane, or natural gas (in compressed or

liquefied form). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Included in GHG quantification are electric power, used to pump the water supply (e.g., aqueducts, wells, pipelines), and the disposal and decomposition of municipal waste in landfills.[32]

IMPACT ANALYSIS

4.8a Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant With Mitigation Incorporated. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. As discussed in **Section 4.14: Population and Housing**, the HEU could accommodate up to 13,674 additional DU and an associated population increase of approximately 50,320 persons. These increases in development intensity would result in indirect GHG emissions from both construction activities and long-term and operational sources, such as building energy use, transportation, water consumption, and solid waste generation.

Future housing development facilitated by the Project would be subject to the City's development review process and would be required to demonstrate consistency with General Plan policies, Rialto Code standards, and other applicable local and State requirements. The SCAQMD has not yet adopted a specific significance threshold for housing development. As previously mentioned, a 3,000 $MTCO_2e$ threshold was proposed for non-industrial projects but has not been formally adopted. The increase in GHG emissions from the Project would exceed 3,000 $MTCO_2e$.

A case-by-case review of future housing development would provide flexibility to incorporate the latest analysis methods, technological advancements, mitigation options, and GHG significance thresholds (including using thresholds that meet the latest GHG reduction goals). Future housing development projects would need to demonstrate compliance with the City's GHG thresholds. MM GHG-1 requires future housing development to conduct a project-level GHG emissions impact assessment and mitigate potentially significant emissions to the extent feasible. A future development project with GHG emissions below SCAQMD thresholds is considered to have a less than significant impact. Future housing development that is allowed "by right" (e.g., without a discretionary action) would be required to submit documentation to the City demonstrating GHG emissions would be less than significant or otherwise have to prepare CEQA documentation. Therefore, with MM GHG-1 incorporated, future housing development facilitated by the Project would not result in GHG emissions that would have a significant impact on the environment. Impacts are less than significant with mitigation incorporated.

4.8b Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project would be subject to compliance with CALGreen and the California Energy Code in effect at the time of construction. These regulations require that new development incorporate design

[32] California Air Resources Board. (2022). *Climate Change Scoping Plan.* Retrieved from: https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan/2022-scoping-plan-documents. Accessed April 14, 2025.

features to capture energy efficiencies associated with energy-efficient building heating, ventilation, and air conditioning mechanical systems, water heating systems, and lighting. In addition, future housing development would be required to adhere to the goals and policies outlined in State plans, such as the 2022 AQMP, as discussed in **Section 4.3: Air Quality**, and regional plans, including both Connect SoCal 2020 and 2024 (analyzed in **Section 4.11: Land Use and Planning**).

As addressed in **Section 4.11**, future housing development facilitated by the Project would be subject to compliance with policies outlined in the General Plan's Land Use, Community Design, Open Space, and Conservation Element (Chapter 2) that would minimize GHG emissions. Furthermore, future housing development would be required to comply with mandatory energy requirements of CALGreen and the Energy Code in effect at the time of development. Compliance with these regulations would further incorporate design features to capture energy efficiencies associated with building heating, ventilation, and air conditioning mechanical systems, water heating systems, and lighting, which ultimately would reduce GHG emissions. Therefore, future development facilitated by the Project would not conflict with an applicable plan, policy, or regulation adopted to reduce emissions of greenhouse gases. Impacts would be less than significant, and no mitigation is required.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA are applicable to the proposed Project.

MM GHG-1: **Project-Level Greenhouse Gas Emissions Assessment.** Prior to demolition, grading, or building permit approval, and in accordance with South Coast Air Quality Management District (SCAQMD) guidance, a project-specific Greenhouse Gas Emissions Assessment shall be prepared for housing developments facilitated by the Project that would exceed SCAQMD's recommended threshold of 3,000 $MTCO_2e$, or any applicable threshold in effect at the time of development application. If the analysis identifies that project emissions would exceed the applicable threshold, the project shall incorporate feasible mitigation measures to reduce GHG emissions to below the applicable threshold of significance, or as close to that level as feasible, in accordance with CEQA Guidelines § 15126.4(c).

4.9 HAZARDS AND HAZARDOUS MATERIALS

Environmental Issue	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?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		X		
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 or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

REGULATORY SETTING

Toxic Substances Control Act/Resource Conservation and Recovery Act/Hazardous and Solid Waste Act

The federal Toxic Substances Control Act of 1976 and Resource Conservation and Recovery Act (RCRA) established a program administered by the U.S. EPA to regulate the generation, transportation, treatment, storage, and disposal of hazardous waste. The RCRA was amended in 1984 by the Hazardous

and Solid Waste Act, which affirmed and extended the "cradle-to-grave" system of regulating hazardous wastes. Underground Storage Tanks (USTs) are regulated under Subtitle I of RCRA and its regulations, which established construction standards for UST installations installed after December 22, 1988, as well as standards for upgrading existing USTs and associated piping. Since 1998, all non-conforming tanks have been required to be either upgraded or closed.

Emergency Planning and Community Right-to-Know Act

The federal Emergency Planning and Community Right-To-Know Act (EPCRA) was enacted to inform communities and residents of chemical hazards in their area. Businesses are required to report the locations and quantities of chemicals stored on-site to both State and local agencies. EPCRA requires the U.S. EPA to maintain and publish a digital database list of toxic chemical releases and other waste management activities reported by specific industry groups and federal facilities. This database, known as the Toxic Release Inventory, empowers the community to hold companies more accountable for their chemical management.

Hazardous Materials Transportation Act

The U.S. Department of Transportation (DOT) receives authority to regulate the transportation of hazardous materials from the Hazardous Materials Transportation Act (HMTA), as amended and codified (49 U.S.C. § 5101 et seq.). The DOT is the primary regulatory authority for the interstate transport of hazardous materials and establishes regulations for safe handling procedures (i.e., packaging, marking, labeling, and routing).

The Pipeline and Hazardous Materials Safety Administration was delegated the responsibility to prepare the hazardous material regulations, which are contained in Title 49 of the Code of Federal Regulations (CFR) Parts 100-180. Title 49 of the CFR, which includes regulations set forth by the HMTA, specifies requirements and regulations related to the transportation of hazardous materials. It required that every employee who transports hazardous materials receive training to recognize and identify hazardous materials and become familiar with hazardous material requirements under the HMTA, the Secretary of Transportation "may authorize any officer employee, or agent to enter upon, inspect, and examine, at reasonable times and in a reasonable manner, the records and properties of persons to the extent such records and properties related to (1) the manufacture, fabrication, marking, maintenance, reconditioning, repair, testing, or distribution of packages or containers for use by any "persons" in the transportation of hazardous materials in commerce; or (2) the transportation or shipment by any "person" of hazardous materials in commerce."

California Environmental Protection Agency

The California Environmental Protection Agency (CalEPA) has jurisdiction over hazardous materials and wastes at the State level. The California Department of Toxic Substances Control (DTSC) is the department within CalEPA responsible for implementing and enforcing California's hazardous waste laws, collectively known as the Hazardous Waste Control Law. DTSC regulates hazardous waste in California primarily under the authority of the federal and the California Health and Safety Code (primarily Division 20, Chapters 6.5 through 10.6, and Title 22, Division 4.5). Although similar to RCRA, the California Hazardous Waste Control Law and its associated regulations define hazardous waste more broadly and regulate a larger number of chemicals. Hazardous wastes regulated by California but not by the U.S. EPA are called "non-RCRA hazardous wastes." Other laws that affect hazardous waste are specific to handling, storage,

transportation, disposal, treatment, reduction, cleanup, and emergency planning. Government Code § 65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, Department of Health Services lists contaminated drinking water wells, sites listed by the State Water Resources Control Board (SWRCB) as having UST leaks and have had a discharge of hazardous wastes or materials into the water or groundwater and lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material.

DTSC directive enforcement is handled at the local level, in this case, the San Bernardino County Department of Environmental Health (DEH). The Regional Water Quality Control Board (RWQCB) also has the authority to implement regulations regarding the management of soil and groundwater investigations.

Hazardous Waste Control Act

The Hazardous Waste Control Act created the State hazardous waste management program, which is similar to but more stringent than the federal RCRA program. The act is implemented by regulations contained in CCR Title 26, which describes the following required aspects for the proper management of hazardous waste: identification and classification; generation and transportation; design and permitting of recycling, treatment, storage, and disposal facilities; treatment standards; operation of facilities and staff training; and closure of facilities and liability requirements. These regulations list over 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of such materials. Under the Hazardous Waste Control Act and Title 26, the generator of hazardous waste must complete a manifest that accompanies the waste from the generator to the transporter to the ultimate disposal location. Copies of the manifest must be filed with the DTSC.

IMPACT ANALYSIS

4.9a Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Exposure of the public or the environment to hazardous materials can occur through transportation accidents, environmentally unsound disposal methods, improper handling of hazardous materials or hazardous wastes (particularly by untrained personnel), and/or emergencies, such as explosions or fires. The severity of these potential effects varies by the type of activity, concentration, and/or type of hazardous materials or wastes, as well as proximity to sensitive receptors.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. For operations associated with future housing development, hazardous materials would be limited to those commonly found in household fertilizers, pesticides, paint, solvents, and petroleum products. Because these materials would be used in minimal quantities, they are not considered a significant hazard to the public. The proposed Project's impact on creating significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials would be less than significant since all uses and facilities would be required to comply with all applicable federal, State, and regional regulations, which are intended to avoid impacts to the public or environment.

4.9b Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant With Mitigation Incorporated. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Excavation and grading activities associated with future housing development may expose construction workers and the general public to hazardous materials present in soil or groundwater that are unknown. All future housing development on the candidate housing sites in the City would be reviewed to confirm compliance with all applicable requirements, including the City's development review process, and be subject to compliance with the established regulatory framework for minimizing upset associated with hazardous materials. Compliance with MM HAZ-1, which requires preparation of a project-specific Phase I Environmental Site Assessment (ESA) for any property currently or historically involving hazardous materials or waste, would be required. The Phase I ESA may require further sampling/remedial activities by a qualified hazardous materials Environmental Professional with Phase II/site characterization experience. The future developments facilitated by the Project would be required to comply with all applicable federal, State, and local regulations regarding hazardous materials. Following compliance with the established regulatory framework described above and MM HAZ-1, potential impacts involving the accidental discovery of unknown wastes or suspect materials during construction would be mitigated to less than significant.

4.9c Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Construction: Less Than Significant With Mitigation Incorporated. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development on housing sites facilitated by the Project could have a potentially significant impact on the environment, particularly if it emits hazardous emissions or substances within 0.25 miles of an existing or proposed school. However, as concluded in Response 4.9b, through compliance with the established regulatory framework, which includes MM HAZ 1, construction activities associated with future housing development on the candidate housing sites would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Further, as concluded in **Section 4.3: Air Quality**, through compliance with the established regulatory framework, construction activities associated with future housing development would not expose sensitive receptors to substantial pollutant concentrations or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Therefore, although construction activities associated with future housing development could occur within 0.25 miles of an existing or proposed school, through compliance with the established regulatory framework and incorporation of MM HAZ-1, any potential handling of hazardous or acutely hazardous materials, substances, or waste construction activities would not create a significant hazard to the public or the environment. A less than significant impact would occur with mitigation incorporated.

Operations: Less Than Significant Impact. Operations of future housing development facilitated by the Project would involve the use of small quantities of hazardous materials for cleaning and maintenance purposes, such as paints, household cleaners, fertilizers, and pesticides. No manufacturing, industrial, or

other uses using substantial amounts of hazardous materials would occur as a result of the Project. With proper use and disposal, household maintenance chemicals are not expected to pose a significant hazard to the public or the environment. Additionally, residential uses do not generate hazardous emissions or involve the handling of hazardous materials, substances, or waste in significant quantities that would have an impact on surrounding schools. Therefore, operations associated with future housing development facilitated by the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and a less than significant impact would occur.

4.9d Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant With Mitigation Incorporated. Government Code § 65962.5 (commonly referred to as the Cortese List) includes Department of Toxic Substances Control (DTSC) listed hazardous waste facilities and sites, Department of Health Services lists of contaminated drinking water wells, sites listed by the State Water Resources Control Board as having underground storage tank leaks and having had a discharge of hazardous wastes or materials into the water or groundwater, and lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project would be evaluated using appropriate databases, including the California DTSC database that, pursuant to Government Code § 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites. The potential to create a significant hazard to the public or the environment would be assessed at the time the projects are proposed. Compliance with MM HAZ-1, which requires preparation of a project-specific Phase I Environmental Site Assessment (ESA) for any property currently or historically involving hazardous materials or waste, would be required. With MM HAZ-1 incorporated, future development facilitated by the Project would not create a significant hazard to the public or the environment in this regard. Impacts would be mitigated to less than significant.

4.9e 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 or excessive noise for people residing or working in the Project area?

No Impact. Rialto is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip. The Rialto Airport, previously known as Miro Field, was closed in 2014. Therefore, future housing development facilitated by the Project would not result in a safety hazard or excessive noise associated with airport operations; no impact would occur**.**

4.9f Would the project impair implementation of an emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City's Emergency Operations Plan (EOP) (also referred to as the SEMS Multi-Hazard Functional Plan) provides guidance for the City's response to emergencies associated with

natural disasters and technological incidents.[33] The EOP provides an overview of operational concepts, identifies components of the City's emergency management organization within both the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS), and describes the overall responsibilities of the federal, state, and county entities and the City for protecting life and property and assuring the overall well-being of the population.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future development facilitated by the Project would increase housing density in some regions of the City, resulting in greater population concentrations within certain areas. However, the Project would not result in changes to the City's existing circulation network. No land uses are proposed that would impair the implementation of, or physically conflict with, the City's EOP. The City would continue to comply with EOP requirements. Therefore, the Project would not conflict with any State or local plan aimed at preserving and maintaining adopted emergency response or emergency evacuation plans. Impacts would be less than significant, and no mitigation is required.

4.9g Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Less Than Significant Impact. As discussed in **Section 4.20: Wildfire**, none of the candidate housing sites are located within a Very High Fire Hazard Severity Zone, as mapped by the California Department of Forestry and Fire Protection (CAL FIRE) within a Local Responsibility Area (LRA). However, candidate housing sites 409 through 412 are within a High Fire Hazard Severity Zone, and a portion of 413 is within a Moderate Fire Hazard Severity Zone in an LRA, based on CAL FIRE's most recent draft LRA Fire Hazard Severity Zone maps.[34]

Despite being mapped within high and moderate Fire Hazard Severity Zones, these candidate housing sites are located in developed areas with existing infrastructure, adjacent development, and readily available emergency services, rather than areas characterized by wildland vegetation or the wildland-urban interface. Moreover, future housing development facilitated by the Project would be subject to the City's development review process and the California Fire Code as adopted in Rialto Code Chapter 15.28, which includes requirements for fire-resistant building materials and construction methods; emergency vehicle access and evacuation standards; fire suppression infrastructure; and vegetation management or defensible space where applicable. Compliance with these regulations would reduce the potential risk of wildfire-related exposure for future residents or structures. Therefore, while a few candidate sites are located in mapped high or moderate Fire Hazard Severity Zones, the Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires, and impacts would be less than significant.

STANDARD CONDITIONS STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA are applicable to the proposed Project.

[33] City of Rialto. *SEMS/NIMS Multi-Hazard Functional Plan.* Retrieved from: https://www.rialtoca.gov/DocumentCenter/View/943/Emergency-Operations-Plan-PDF. Accessed April 14, 2025.

[34] California Department of Forestry and Fire Protection. "Fire Hazard Severity Zones." *Office of the State Fire Marshal*, Community Wildfire Preparedness and Mitigation. Available at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed July 1, 2025.

MM HAZ-1 **Phase I Environmental Site Assessment**. Future housing development facilitated by the Project, on a site where the City has determined potential for risk of upset and accident conditions involving the release of hazardous materials into the environment, shall be subject to the following requirements prior to the issuance of grading permits:

1) Preliminary Site Screening. The project applicant shall conduct a Phase I Environmental Site Assessment (ESA) or an equivalent preliminary environmental assessment to determine whether the project site or immediately adjacent properties have a history of hazardous material use or contamination. If evidence of contamination is found, the report shall characterize the type, location, and potential extent of contamination, and recommend whether additional sampling or remediation is warranted prior to site disturbance.

2) Additional Investigation and Remediation, If Needed. If contamination is identified on the project site, the City, in coordination with the appropriate regulatory agencies (e.g., the San Bernardino County Department of Environmental Health Services or the Regional Water Quality Control Board), shall determine whether further site investigation (e.g., Phase II ESA) or remediation is necessary. If required, the project applicant shall be responsible for preparing and implementing an agency-approved investigation or remediation plan prior to initiation of construction activities.

3) Completion of Remediation. If the applicable oversight agency requires remediation, it shall be completed in compliance with all applicable regulatory standards and guidance, and to a level that reduces risk to below the applicable thresholds. Remediation shall be completed prior to issuance of any building or occupancy permits for the affected site.

4) Documentation of Completion. Closure reports, no further action (NFA) letters, or other documentation acceptable to the San Bernardino County Department of Environmental Health Services or other applicable oversight agency shall be submitted to the City for review and approval prior to the issuance of grading permits. No construction shall occur in the affected area until the City accepts such documentation.

4.10 HYDROLOGY AND WATER QUALITY

Environmental Issue	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 or otherwise substantially degrade surface or groundwater quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?			X	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

IMPACT ANALYSIS

4.10a Would the project violate water quality or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Construction: Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Construction

activities for future housing development facilitated by the Project would include excavation, grading, and trenching, which would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion.

However, construction activities disturbing one acre or more would be required to comply with the Construction General Permit issued under the NPDES program, as administered by the Santa Ana RWQCB. To obtain coverage under the Construction General Permit, project applicants are required to submit a Notice of Intent (NOI) and associated documents to the State Water Resources Control Board (SWRCB). The Construction General Permit requires the preparation and implementation of an SWPPP that identifies and implements BMPs for erosion control, sediment control, and pollution prevention during construction. These measures, along with ongoing site inspections and required corrective actions, are designed to prevent discharges that would violate water quality standards or waste discharge requirements.

Compliance with the Construction General Permit and other applicable local and state requirements would ensure that future housing development facilitated by the Project does not result in substantial degradation of surface water or groundwater quality. Therefore, construction-related impacts would be less than significant, and no mitigation is required.

Operations: Less Than Significant Impact. The City is under the jurisdiction of the Santa Ana RWQCB, which establishes water quality objectives and standards for both surface and groundwater, as well as applicable waste discharge requirements. Under the Santa Ana RWQCB's NPDES permit program, all existing and future municipal discharges to surface waters within the City are subject to regulations. NPDES permits are required for operators of Municipal Separate Storm Sewer Systems (MS4s), as well as for construction projects and certain industrial activities.

Future housing development facilitated by the Project could result in increased stormwater runoff from impervious surfaces such as rooftops, streets, and parking lots. Operational activities, such as landscaping, vehicle use, waste disposal, and pet waste, could contribute pollutants to stormwater runoff, potentially affecting water quality if not properly managed.

However, all future development would be subject to the City's development review process, which includes evaluation under CEQA where applicable, and compliance with the City's General Plan policies and Rialto Code Chapter 12.60, which outlines requirements to protect and enhance the water quality of local, state, and federal watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Clean Water Act, 33 U.S.C. § 1251-1387, and the Porter-Cologne Water Quality Control Act, Water Code § 13000 et seq..

Future housing development facilitated by the Project would be subject to General Plan Measure 8.17 (NPDES Compliance), which requires the following:

- Use of structural and non-structural BMPs to reduce pollutant loads and runoff volumes.
- Minimization of impervious surface areas and flow velocity.
- Maximization of on-site infiltration and temporary stormwater retention.
- Avoidance of disturbance to natural watercourses.
- Implementation of source control and treatment measures close to pollutant sources.

Rialto Code Chapter 12.60 further requires that developers install, implement, and maintain BMPs for erosion control, materials storage, routine maintenance, and preparation of a SWPPP. Residential developments are required to include BMPs for landscaping, property maintenance, and motor vehicle care.

Compliance with these local, regional, and state, including MS4 permit conditions and NPDES objectives, would prevent violation of water quality standards or waste discharge requirements and ensure that future housing development facilitated by the Project does not substantially degrade surface or groundwater quality. Therefore, impacts would be less than significant, and no mitigation is required.

4.10b Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge, such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. In 2014, the State of California adopted the Sustainable Groundwater Management Act (SGMA) to improve long-term groundwater management. SGMA requires that Groundwater Sustainability Agencies (GSAs) be established for all high- and medium-priority basins and implement Groundwater Sustainability Plans (GSPs) to avoid adverse impacts such as overdraft, land subsidence, and water quality degradation.

The City's potable water is supplied by three water agencies: the City of Rialto Department of Public Works Water Division, the West Valley Water District (WVWD), and the Fontana Water Company (FWC).[35] These agencies draw from adjudicated water supplies sourced in part from four groundwater basins: the Lytle Creek Surface Water Basin, the Rialto Groundwater Basin, the Bunker Hill Groundwater Basin, and the Chino Hill Groundwater Basin. Each of these basins has a designated safe yield to avoid overdrafting groundwater resources. Local water agencies operate within those limits and are not permitted to extract water beyond sustainable thresholds.

Of the 258 candidate housing sites, 150 are already developed with impervious surfaces that limit groundwater infiltration. The intensification of existing development on these sites would not result in a significant change in recharge potential. However, development of the 108 currently vacant candidate housing sites could reduce the pervious surface area and, if not properly managed, could interfere with groundwater recharge.

To reduce such impacts, future housing development facilitated by the Project would be required to comply with applicable stormwater management regulations, including the NPDES program and Rialto Code Chapter 12.60. These regulations require the incorporation of low-impact development features such as stormwater retention basins, infiltration areas, and permeable paving, which support on-site retention and infiltration of stormwater to aid groundwater recharge. Additionally, treatment control and hydromodification management facilities would be implemented as necessary to reduce runoff and promote infiltration, thereby assisting with groundwater recharge.

The Project does not propose the use of any new wells or other direct groundwater extraction activities. All future development would be served by municipal water providers operating within regulated groundwater allocations. Furthermore, General Plan Policy 2-28.2 requires minimizing impervious surfaces and protecting open space recharge areas to maximize recharge of local groundwater basins.

[35] City of Rialto. (2010). Rialto General Plan. https://www.rialtoca.gov/653/General-Plan. Accessed April 15, 2025.

Policy 2-28.3 requires sidewalks, roads, and driveways to be designed to minimize impervious surfaces and provide flood control channels with permeable bottoms to help restore groundwater aquifers.

Although future housing development on currently vacant candidate housing sites would incrementally reduce open land available for recharge, compliance with the existing regulatory framework (i.e., General Plan policies and Rialto Code standards) would ensure that groundwater supplies are not substantially depleted and that recharge is not significantly impaired. Therefore, impacts would be less than significant, and no mitigation is required.

4.10c Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact. Development on a majority of candidate housing sites would occur in areas that are already developed and, as such, would not alter the existing course of a stream or river. Of the 258 candidate housing sites, 108 are currently vacant. Future housing development facilitated by the Project would increase impervious surface area, potentially altering existing site-specific drainage patterns and increasing the risk of soil erosion.

However, all future housing development, regardless of site conditions, would be subject to the Construction General Permit under the NPDES program, administered by the Santa Ana RWQCB. The Construction General Permit requires the preparation and implementation of a SWPPP, which must include erosion control and sediment control BMPs designed to reduce or prevent construction-related pollutant discharge; see also Response 4.10a.

In addition, the General Plan also contains policies designed to minimize stormwater and erosion impacts during construction. Policy 2-23.3 requires the use of drainage improvements designed, with native vegetation where possible, to retain or detain water runoff and minimize pollutants into the drainage system. Policy 5-2.4 requires the implementation of adequate erosion control measures for development projects to minimize sedimentation damage to drainage facilities.

Compliance with the Construction General Permit, local stormwater regulations, and applicable General Plan policies would prevent or minimize soil erosion and siltation resulting from future housing development facilitated by the Project. Therefore, impacts related to substantial erosion or siltation would be less than significant.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff??

Less Than Significant Impact. As discussed above, on currently developed sites, future housing development facilitated by the Project would not substantially alter existing drainage patterns, as these areas are already developed with existing uses, impervious surfaces, and stormwater infrastructure. However, the development of currently vacant sites with pervious surfaces, such as bare soil or vegetation, would increase impervious surface area, potentially increasing the volume and rate of stormwater runoff.

This increased runoff, if not properly managed, could exceed the capacity of existing or planned stormwater infrastructure and contribute to localized or downstream flooding. To address these risks, General Plan Policy 2.28-2 and Policy 2.28-3 require the minimization of impervious surfaces and the incorporation of features that promote groundwater recharge and reduce runoff volume. Policy 5-2.6 requires new developments to be designed with water retention devices and permeable surfaces to minimize flooding of the surface drainage system by peak flows.

Additionally, City Ordinance No. 1318 (Rialto Code Chapter 18.75) mandates that new development and redevelopment projects prepare and implement stormwater management plans to control runoff and prevent pollutant discharges into the municipal storm drain system. It also prohibits activities that could degrade water quality.

Furthermore, future housing development facilitated by the Project would be subject to federal, state, and local stormwater regulations, including the Construction General Permit under the NPDES program and the City's erosion control requirements codified in Rialto Code § 17.40.010.

Collectively, these regulations and General Plan policies would ensure that future housing development facilitated by the Project would not substantially increase runoff in a manner that would result in flooding or exceed stormwater system capacity. Impacts would be less than significant, and no mitigation is required.

iv) Impede or redirect flood flows?

Less Than Significant Impact. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, most of the City is in Flood Hazard Zone X, which is identified as a 500-year floodplain, an area of minimal flood hazard. However, portions of Rialto are vulnerable to inundation from 100-year flood events associated with Lytle Creek and in a low-lying area of Sycamore Flat.[36]

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project on sites located in or adjacent to mapped flood areas could potentially impede or redirect flood flows.

However, the General Plan Safety Element establishes Goal 5-2 to create a more flood-safe community through development standards and infrastructure improvements. Flood-related policies, including Policy 5-2.3, require properties located within designated 100-year flood zones to submit information prepared by qualified specialists that certify compliance with development standards established for 100-year flood zones. Policy 5-2.7 requires any structure proposed within an officially designated 100-year floodplain, or other floodplain as determined through geotechnical investigation, to be designed in a manner that does not negatively impede or redirect floodwaters or raise anticipated flood heights.

Future housing development facilitated by the Project would be subject to site-specific review during the City's development review process, which would ensure conformance with these policies and relevant FEMA and local floodplain management standards. Therefore, compliance with the existing regulatory framework and General Plan policies would ensure that future development would not substantially impede or redirect flood flows. Impacts would be less than significant, and no mitigation is required.

4.10(d) Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundations?

[36] City of Rialto. (2023). Rialto Focused General Plan Update 2023. https://www.rialtoca.gov/773/2023-City-of-Rialto-Focused-General-Plan, adopted by the City Council on November 12, 2024. Accessed April 15, 2025.

Less Than Significant Impact. The City is located approximately 45 miles inland from the Pacific Ocean. Given the distance from the coast, the potential for the candidate housing sites to be inundated by a large, catastrophic tsunami is extremely low. No steep slopes are in the City's vicinity; therefore, the risk of mudflow is insignificant. Additionally, as previously noted, FEMA identifies most of the City to be in Flood Hazard Zone X, which is defined as a 500-year floodplain, an area of minimal flood hazard.

Future housing development could occur in an area of minimal flood hazard, creating a potential risk of pollutant release. However, future housing development facilitated by the Project would be subject to Rialto Code Chapter 18.75: Floodplain Management Ordinance, which is designed to restrict or prohibit development within areas subject to flooding. Should housing development be permitted within a flood zone, compliance with General Plan Policy 5-2.3, which requires the submittal of information prepared by qualified specialists to certify compliance with development standards established for 100-year flood zones, would be required. These regulations minimize impacts by preventing the destruction of housing units and thereby protecting life and property.

As concluded in Response 4.9a, operations associated with future housing development would involve only limited quantities of hazardous materials such as common household fertilizers, pesticides, paint, solvents, and petroleum products. These materials, used in limited amounts, are not considered a significant hazard to the public. As concluded in Response 4.10a, future housing development is also expected to have a less than significant impact on water quality.

Therefore, although the Project could facilitate housing and population within a 100-year floodplain, compliance with the existing regulatory framework would ensure the Project results in a less than significant impact concerning the risk of pollutant release due to project inundation. Impacts would be less than significant, and no mitigation is required.

4.10e Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. See Response 4.10a regarding water quality control. Additionally, future housing development facilitated by the Project would comply with the existing regulatory framework and would not substantially decrease or interfere with groundwater recharge, thereby ensuring the Project does not impede sustainable groundwater management of the basin. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and a less than significant impact would occur.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA or MM are applicable to the proposed Project.

4.11 LAND USE AND PLANNING

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

IMPACT ANALYSIS

4.11a Would the project physically divide an established community?

No Impact. Projects that divide an established community typically involve large-scale linear infrastructure, such as freeways, highways, or drainage channels that bisect neighborhoods or create barriers to movement within a community. The Project would not directly construct new housing but would facilitate housing development through implementation of the HEU.

Future housing development facilitated by the Project would occur on sites zoned for residential uses. As previously noted, of the 258 candidate housing sites, 150 are currently developed and would be considered infill development. Additionally, candidate housing sites are dispersed throughout the City, rather than concentrated in a single location. The Project does not propose infrastructure improvements that would bisect or physically divide existing communities. Therefore, future housing development facilitated by the Project would not physically divide an established community. No impact would occur, and no mitigation is required.

4.11b Would the project 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?

SCAG Connect SoCal 2024: Less Than Significant Impact. SCAG adopted Connect SoCal 2024, the region's current RTP/SCS, on April 4, 2024. The plan guides long-term land use and transportation planning throughout the SCAG region and was adopted, in part, to reduce environmental impacts such as GHG emissions, air pollution, and vehicle miles traveled. The proposed Project would facilitate future housing in infill areas served by transit and existing infrastructure, aligning with the regional growth strategy envisioned in Connect SoCal 2024. As shown in **Table 4.11-1: Connect SoCal 2024 and 2020 Goal Consistency Analysis**, the Project would not conflict with any applicable goal or policy of Connect SoCal 2024 and would further regional and statewide goals related to VMT reduction, resource conservation, and equitable housing development. Therefore, the Project would not cause a significant environmental

impact due to a conflict an applicable plan adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant, and no mitigation is required.

Table 4.11-1: Connect SoCal 2024 Consistency Analysis

Connect SoCal 2024 Goal	Consistency
Connect SoCal 2024	
Mobility: Build and maintain an integrated multimodal transportation network.	
SG1: Support investments that are well-maintained and operated, coordinated, resilient, and result in improved safety, improved air quality, and minimized greenhouse gas emissions.	**No Conflict.** While the Project is not a transportation improvement project, housing development facilitated by the Project would provide diverse and affordable housing (including multi-family and ADUs) near jobs and commercial centers, thereby reducing VMT and associated GHG emissions.
SG2: Ensure that reliable, accessible, affordable, and appealing travel options are readily available, while striving to enhance equity in the offerings in high-need communities.	**No Conflict.** Future housing development facilitated by the Project would be located near existing transit and active transportation networks, offering residents accessible mobility options and improving equitable access to jobs and services.
Communities: Develop, connect, and sustain livable and thriving communities.	
SG3: Create human-centered communities in urban, suburban, and rural settings to increase mobility options and reduce travel distances.	**No Conflict.** The Project would facilitate infill housing in established areas, reducing travel distances and increasing access to transit, consistent with smart growth principles.
Environment: Create a healthy region for the people of today and tomorrow.	
SG4: Develop communities that are resilient and can mitigate, adapt to, and respond to chronic and acute stresses and disruptions, such as climate change.	**No Conflict.** See SG3. Facilitated housing would meet current energy and water efficiency codes, contributing to resilience and resource conservation.
SG5: Integrate the region's development pattern and transportation network to improve air quality, reduce greenhouse gas emissions, and enable more sustainable use of energy and water.	**No Conflict.** As discussed in **Section 4.6: Energy** and **Section 4.19: Utilities and Service Systems**, housing facilitated by the Project would comply with energy- and water-efficiency standards, reducing emissions and improving sustainability.
SG6: Conserve the region's resources.	**No Conflict.** The Project would support resource conservation through compliance with Title 24 standards and local General Plan policies promoting water conservation and sustainable construction practices.

Rialto General Plan: Less Than Significant Impact. The General Plan serves as the overarching policy framework for managing the City's physical, economic, and human resources. The proposed Project includes a General Plan Amendment to the Land Use Element to align land use designations with the zoning changes proposed under the Housing Element Program. This amendment is necessary to facilitate the future development of approximately 20 to 50 DU on candidate housing sites and to ensure consistency between the General Plan's Land Use and Housing Elements.

Following approval of the proposed General Plan amendment, the Project would remain consistent with all applicable General Plan goals and policies adopted for the purpose of avoiding or mitigating environmental effects. As summarized below in

Table 4.11-2: General Plan Consistency Analysis, future housing development facilitated by the Project would not conflict with the intent or implementation of relevant General Plan policies. Where applicable, such development would be subject to the City's standard development review process, including compliance with the Rialto Code and applicable design guidelines.

Therefore, the Project would not cause a significant environmental impact due to a conflict with any General Plan policy adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant, and no mitigation is required.

Table 4.11-2: General Plan Consistency Analysis

General Plan Policy	Project Consistency
Chapter 2: Managing Our Land Supply	
Goal 2-1: Revitalize and enhance the Foothill Boulevard Corridor into a place that supports economic development and creates a sense of place and identify through the use of appropriate streetscape design inspired by the Rialto Bridge.	
Policy 2-1.1: Provide new opportunities along the Foothill Boulevard Corridor for mixed-use residential, retail, and commercial uses.	**No Conflict.** The Project would facilitate future housing development along the Foothill Boulevard Corridor.
Goal 2-15: Protect scenic vistas and scenic resources.	
Policy 2-15.1: Protect views of the San Gabriel and San Bernardino Mountains by ensuring that building heights are consistent with the scale of surrounding, existing development.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. See also **Section 4.1: Aesthetics**. Future housing projects would be subject to development review by the City.
Policy 2-15.2: Protect views of the La Loma Hills, Jurupa Hills, Box Spring Mountains, Moreno Valley, and Riverside by ensuring that building heights are consistent with the scale of surrounding, existing development.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. See also **Section 4.1: Aesthetics**. Future housing projects would be subject to development review by the City.
Policy 2-15.3: Ensure use of building materials that do not produce glare, such as polished metals or reflective windows.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. See also **Section 4.1: Aesthetics**. Future housing projects would be subject to development review by the City.
Goal 2-17: Improve the architectural and design quality of development in Rialto.	
Policy 2-17.1: Require new development and construction to exhibit a high level of quality architectural design to emphasize community uniqueness, individuality, and historical references.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City.
Policy 2–17.5: Require developers to vary building and parking setbacks along the streetscape to create visual interest.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City.
Policy 2–17.6: Require architectural treatments on all façades facing rights-of-way, public streets,	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future

General Plan Policy	Project Consistency
and alleys, including windows, doors, architectural details, and landscape treatment.	housing projects would be subject to development review by the City.
Goal 2-18: Provide high-quality and environmentally sustainable landscaping.	
Policy 2-18.2: Require all new development to incorporate tree plantings dense enough to shade and beautify residential and commercial areas.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City.
Policy 2-18.3: Require the use of drought-tolerant, native landscaping and smart irrigation systems for new development to lower overall water usage.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City.
Goal 2-20: Encourage neighborhood preservation, stabilization, and property maintenance.	
Policy 2-20.1: Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context and building form and scale.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City.
Policy 2–20.2: Encourage property maintenance by requiring new development to submit precise plans of design to maintain landscape areas that incorporate property maintenance standards from the City's property maintenance ordinance.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City and would be required to submit precise plans of design.
Goal 2-24: Minimize the visual impact of parking lots	
Policy 2-24.1: Require mature trees and landscaping in off-street parking areas to make them more inviting and aesthetically appealing, and to provide sufficient shading to reduce heat.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City and would be required to comply with Rialto Code Chapter 18.58.060: Residential Parking Requirements, which includes landscaping provisions for multiple-family residential projects.
Policy 2-24.3: Require use of drainage improvements designed, with native vegetation where possible, to retain or detain water runoff and minimize pollutants into drainage system.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City and would be required to comply with Rialto Code Chapter 12.60: Municipal Separate Storm Sewer System (MS4), which includes regulations to control discharges into the City's municipal storm sewer system.
Goal 2-29: Protect and enhance Rialto's surface waters and groundwater basins.	
Policy 2-29.3: Design sidewalks, roads, and driveways to minimize impervious surfaces; provide flood control channels with permeable bottoms to help restore groundwater aquifers.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City and would be required to design proposed driveways and sidewalks in accordance with Rialto Code standards.
Goal 2-30: Conserve water resources.	
Policy 2-30.1: Require new development to use features, equipment, technology, landscaping, and other methods to reduce water consumption.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City and would be required to adhere to Rialto Code Chapter

General Plan Policy	Project Consistency
	18.61: Design Guidelines, which includes standards for automatic irrigation systems and the use of drought-tolerant landscape materials to foster long-term water conservation.
Goal 2-31: Incorporate green building and other sustainable building practices into development projects.	
Policy 2-31.1: Explore and adopt the use of green building standards and Leadership in Energy and Environmental Design (LEED) or similar in both private and public projects.	**No Conflict.** Future housing development facilitated by the Project would be required to comply with applicable CALGreen standards (24 CCR, Part 11), which include requirements for water efficiency, construction waste reduction, recycling, and electric vehicle facilitation.
Policy 2-31.3: Support sustainable building practices that integrate building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction, and operation of the built environment.	**No Conflict.** Future housing development facilitated by the Project would be required to comply with regulatory requirements to (a) divert at least 50 percent of construction and demolition waste from landfills; (b) mandatory inspections of energy systems to ensure optimal working efficiency; (c) low pollutant emitting exterior and interior finish materials, such as paints, carpets, vinyl flooring and particle boards; and (d) a 20% reduction in indoor water use.
Goal 2-32: Conserve energy resources.	
Policy 2-32.1: Require the incorporation of energy conservation features into the design of all new construction and site development activities.	**No Conflict.** See Policy 2-31.2.
Goal 2-35: Achieve waste recycling levels that meet or exceed State mandates. Achieve maximum waste recycling in all sectors of the community: residential, commercial, industrial, institutional, and construction.	
Policy 2-35.2: Utilize source reduction, recycling, and other appropriate measures to reduce the amount of solid waste generated in Rialto that is disposed of in landfills.	**No Conflict.** Future housing development facilitated by the Project would include measures to recycle during construction and operation when feasible. See also the response to Policy 2-31.3.
Policy 2-35.3: Encourage the maximum diversion from landfills of construction and demolition materials through recycling and reuse programs.	**No Conflict.** See the response to Policy 2-31.3.
Goal 2-36: Reduce air pollution emissions from both mobile and stationary sources in the City.	
Policy 2-36.2: Require that new development projects incorporate design features that encourage ridesharing, transit use, park and ride facilities, and bicycle and pedestrian circulation.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City.
Goal 2-37: Reduce the amount of fugitive dust released into the atmosphere.	
Policy 2–37.2: Support programs and policies of the South Coast Air Quality Management District regarding restrictions on grading operations at construction projects.	**No Conflict.** As discussed in **Section 4.2: Air Quality**, future housing development facilitated by the Project would be required to comply with SCAQMD Rules 402, 403, and 1113. Rules 402 and 403 include measures to minimize the generation of construction dust. Rule 1113 includes measures to reduce ROG emissions associated with architectural coatings.
Chapter 3: Investing in Our Future: Economic Development, Redevelopment, and Infrastructure	
Goal 3-8: Promote affordable and quality water service capable of adequately meeting normal and emergency water demands to all areas in Rialto.	

General Plan Policy	Project Consistency
Policy 3-8.1: Require that all new development or expansion of existing facilities bear the cost of expanding the water system to handle the increased demands which they are expected to generate.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City, which would ensure future development projects provide their fair share of the cost of expanding the water system, as applicable.
Policy 3-8.10: Support water conservation through requirements for landscaping with drought-tolerant plants and efficient irrigation for all new development and City projects.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City and would be required to adhere to Rialto Code Chapter 18.61: Design Guidelines, which includes standards for automatic irrigation systems and the use of drought-tolerant landscape materials to foster long-term water conservation.
Goal 3-9: Upgrade and maintain an improved wastewater system with adequate plant efficiency and capacity to protect the health and safety of Rialto residents, businesses, and institutions.	
Policy 3-9.1: Require that all new development or expansion of existing facilities bear the cost of expanding the wastewater disposal system to handle the increased loads which they are expected to generate.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City, which would ensure future development projects provide their fair share of the cost of expanding the wastewater disposal system, as applicable.
Goal 3-10: Minimize the volume of solid waste that enters local and regional landfills.	
Policy 3-10.2: Encourage the recycling of construction and demolition materials in an effort to divert these items from entering landfills.	**No Conflict.** See the response to **Policy 2-31.3**.
Chapter 4: Making the Connections: The Circulation Chapter	
Goal 4-1: Provide transportation improvements to reduce traffic congestion associated with regional and local trip increases.	
Policy 4-1.20: Design City streets so that signalized intersections operate at Level of Service (LOS) D or better during the morning and evening peak hours, and require new development to mitigate traffic impacts that degrade LOS below that level. The one exception will be Riverside Avenue south of the Metrolink tracks all the way to the City's southern border, which can operate at LOS E.	**No Conflict.** Automobile delay, as measured by LOS, no longer constitutes a significant environmental effect under CEQA. Notwithstanding, future housing development facilitated by the Project would be required to pay the City's Regional and Local Traffic Development Impact Fee, which would be used to improve regional and local traffic networks.
Goal 4-8: Establish and maintain a comprehensive system of pedestrian trails and bicycle routes that provide viable connections throughout the City.	
Policy 4-8.5: Require major developments to include bicycle storage facilities, including bicycle racks and lockers.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City and would be required to comply with Rialto Code Chapter 18.61: Design Guidelines, which includes requirements for bicycle storage.
Goal 4-9: Promote Walking.	
Policy 4-9.2: Require sidewalks and parkways on all streets in new development.	**No Conflict.** See Policy 4-9.4.

General Plan Policy	Project Consistency
Policy 4-9.4: Accommodate pedestrians and bicyclists — in addition to automobiles — when considering new development projects.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City and would be required to comply with Rialto Code Chapter 18.61: Design Guidelines, which include requirements for accommodating pedestrians, bicyclists, and automobiles.
Chapter 5: Safety and Noise	
Goal 5–1: Continue to build the City's fire protection and prevention programs and requirements to minimize fire hazards.	
Policy 5–1.3: Require that all site plans, subdivision plans, and building plans be reviewed by the Fire Department to ensure compliance with appropriate fire regulations, such as California Fire Safe Regulations.	**No Conflict.** Future housing development facilitated by the Project would not conflict with the intent of this policy. Future housing projects would be subject to development review by the City. Applicable City departments would review project plans to ensure compliance with General Plan policies, Rialto Code standards, and all emergency response and fire safety requirements of the Rialto Fire Department and the California Fire Code.
Goal 5–2: Create a more flood-safe community through development standards and infrastructure improvements.	
Policy 5–2.4: Require the implementation of adequate erosion control measures for development projects to minimize sedimentation damage to drainage facilities.	**No Conflict.** Future housing projects facilitated by the Project would require a SWPPP and WQMP, which would include erosion control Best Management Practices (BMPs) to minimize potential impacts associated with erosion. See **Section 4.7: Geology and Soils** and **Section 4.9: Hydrology and Water Quality**.
Policy 5–2.6: Design new developments with water retention devices and permeable surfaces to minimize flooding of the surface drainage system by peak flows. Consult with water agencies and the San Bernardino County Flood Control District to consider the potential for larger-scale capture via diversion to large-scale spreading grounds or other options on a site-by-site basis.	**No Conflict.** Future housing projects facilitated by the Project would be designed with water retention devices and permeable surfaces to minimize flooding of the surface drainage system by peak flows, in accordance with regulatory requirements.
Goal 5-5: Minimize impacts to public health, safety, and welfare as a result of seismic and geologic hazards.	
Policy 5–5.1: Require geotechnical investigations by certified engineering geologist or other qualified professionals for all grading and construction projects subject to geologic hazards, including fault rupture, severe ground shaking, liquefaction, landslides, and collapsible or expansive soils. Particular attention should be paid to areas within Alquist-Priolo Earthquake Fault Zones.	**No Conflict.** As addressed in **Section 4.7: Geology and Soils**, future housing development facilitated by the Project would be required to provide a site-specific, design-level geotechnical investigation for review and approval to the City of Rialto Community Development Department and Public Works Department. The City would review all Project plans for grading, foundation, structural, infrastructure, and all other relevant construction permits relative to the Preliminary Geotechnical Investigation's recommendations and Rialto Code requirements.
Policy 5–5.2: Require all construction to be in conformance with the California Building Code (CBC), and to be consistent with the Municipal Code as it provides for earthquake resistant design, excavation, and grading.	**No Conflict**. State laws and local ordinances require that, prior to construction, potential seismic hazards be identified and mitigated, as needed, to protect public health and safety from substantial risks through appropriate engineering practices. As addressed in **Section 4.7: Geology and Soils**, future housing

General Plan Policy	Project Consistency
	development facilitated by the Project would be required to conform to California Building Code and California Health and Safety Code seismic design requirements (or applicable adopted code at the time of plan submittal or grading and building permit issuance for construction). The building and safety standards established by these codes have been developed to ensure structural integrity during seismic events.
Goal 5–8: Ensure that first responders and the Emergency Operations Center (EOC) have adequate capacity to respond to hazard events.	
Policy 5–8.7: Require that development be phased in relation to the City's ability to provide an adequate level of fire protection, pursuant to the City standard of cover and fire department strategic plan.	**No Conflict.** All future housing development facilitated by the Project would be subject to the City's development review process and would be assessed on a case-by-case basis, and would need to demonstrate that an adequate level of fire protection exists or if the construction or expansion of existing fire services or facilities is required. See **Section 4.17: Public Services** for further information and analysis regarding public services, including fire protection.
Goal 5–10: Provide effective, timely and comprehensive policing services that meet the safety needs of Rialto.	
Policy 5-10.3: Continue to encourage design concepts that inhibit and discourage criminal behavior such as Crime Prevention Through Environmental Design (CPTED) techniques.	**No Conflict.** As addressed in **Section 4.14: Public Services**, prior to commencement of construction activities, future development facilitated by the Project would be reviewed by the City to ensure compliance with General Plan policies and Rialto Code standards, including the applicable regulations associated with site signage, lighting, perimeter control, and other crime safety preventative measures.
Chapter 7: Our Roots: Cultural and Historical Resources	
Goal 7-1: Preserve Rialto's significant historical resources as a source of community identity, stability, aesthetic character, and social value.	
Policy 7-1.1: Protect the architectural, historical, agricultural, open space, environmental, and archaeological resources in Rialto.	**No Conflict.** As discussed in **Section 4.4: Cultural Resources**, the future housing development facilitated by the Project would have a less than significant impact on unknown archaeological resources with the implementation of **SC CUL-1** and **MM CUL-1.**
Source: City of Rialto. (2010). Rialto General Plan. https://www.rialtoca.gov/653/General-Plan. Accessed April 15, 2025. City of Rialto. (2023). Rialto Focused General Plan Update 2024. https://www.rialtoca.gov/773/2023-City-of-Rialto-Focused-General-Plan. Accessed April 15, 2025.	

Rialto Code: Less Than Significant Impact. The Project proposes two zoning amendments:

- A Zoning Code Amendment to Rialto Code Title 18 to rezone the added sites to apply the Residential Overlay (Rialto Code Chapter 18.116 – Residential Overlay. The Project would amend the Rialto Code by adding Chapter 18.116: Residential Overlay, over approximately 60 acres distributed throughout the City (i.e., the 30 added sites). The residential overlay aims to permit attractive, high-density residential development in suitable areas of the City, while preserving existing development and maintaining the development potential of the underlying zone. The residential overlay allows housing development at densities ranging from 20 to 50 dwelling units per acre.

- A Land Use Element and Zoning Map amendment to update the land use designations for the added sites to apply the Residential Overlay.

The proposed Project intends to provide the capacity (i.e., through modifications to existing zoning and land use designations) for the housing market to adequately address housing needs for all income groups, rather than generating the full development capacity housing within the planning cycle. Future housing development facilitated by the Project would be processed in accordance with the applicable zoning regulations and development standards in effect at the time a project is submitted. Future housing development facilitated by the Project would be subject to compliance with the Rialto Code, which is intended to allow the most appropriate use of land and prevent land use incompatibility. Compliance would be verified on a project-by-project basis. Overall, the proposed zoning changes described above would be required to meet the City's RHNA. Following approval of the proposed zoning amendments, the Project would not conflict with the Rialto Code. Therefore, the Project would not cause a significant environmental impact due to a conflict with any Rialto Code standards adopted to avoid or mitigate an environmental effect. Impacts would be less than significant, and no mitigation is required.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA or MM are applicable to the proposed Project.

4.12 MINERAL RESOURCES

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
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?			X	

IMPACT ANALYSIS

4.12a Would the project 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?

4.12b Would the project 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?

Less Than Significant Impact. The City's General Plan Conservation Element identifies generalized Mineral Resources Zones (MRZs) in the City.[37] The City is predominantly classified as MRZ-2, where geologic data indicate that significant Portland Cement Concrete (PCC)-grade aggregate resources are present, and MRZ-3, where mineral occurrences are known or inferred but the resource significance is undetermined.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future development would primarily occur in already urbanized and developed areas, including infill development on candidate housing sites that are not located within or near active or planned mineral extraction areas. The Rialto Code includes provisions to protect existing mining operations from encroachment by incompatible land uses and encourages mineral extraction in compatible areas. These provisions reduce the potential for land use conflicts with valuable mineral resources by guiding the siting and regulation of both mining operations and surrounding development.

Although the General Plan does not include explicit goals or policies aimed at preserving access to mineral resources, it does include policies in the Managing Our Land Supply Element that are intended to minimize land use conflicts with mining operations and to support the appropriate reclamation and reuse of mining sites. While the City contains mapped mineral resources, none of the candidate housing sites are currently used, or designated, as important mineral resource recovery areas, and the Project would not displace or restrict access to such resources. Therefore, future development facilitated by the Project on candidate housing sites would not result in the loss of availability of a known mineral resource that would be of value

[37] City of Rialto. (2023). Rialto Focused General Plan Update 2024. https://www.rialtoca.gov/773/2023-City-of-Rialto-Focused-General-Plan. Accessed April 15, 2025.

to the region or to the residents of California. Therefore, impacts would be less than significant, and no mitigation is required.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA or MM are applicable to the proposed Project.

4.13 NOISE

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) 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, noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground-borne vibration or ground-borne noise levels?		X		
c) For a project located within the vicinity of a private airstrip or 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?				X

REGULATORY SETTING

California Government Code § 65302(f)

Government Code § 65302(f) requires that all General Plans include a Noise Element to address noise concerns in the community. State law also requires that current and future noise level contours be developed for the following sources:

- Highways and freeways
- Primary arterials and major local streets
- Passenger and freight on-line railroad operations and ground rapid transit systems
- Commercial, general aviation, heliport, and military airport operations, aircraft flyovers, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation
- Local industrial plants, including, but not limited to, railroad classification yards
- Other stationary ground noise sources identified by local agencies as contributing to the community noise environment

City of Rialto Municipal Code

The Rialto Code provides a basis for controlling excessive and annoying noise. Some of the more pertinent Code chapters are:

- Chapter 9.50.030, Prohibited Acts
- Chapter 9.50.040, Excessive Noise and Vibration emanating from a Motor Vehicle
- Chapter 9.50.050, Controlled Hours of Operation
- Chapter 9.50.060, Exemptions
- Chapter 9.50.070, Disturbances from Construction Activity

Federal Highway Administration

The freeways and State routes that run through the City (I-10/SR-210/I-15) are subject to Federal funding and so are under the purview of the Federal Highway Administration (FHWA). The FHWA has developed noise standards that are typically used for federally funded roadway projects or projects that require either Federal or Caltrans review.

U.S. Department of Housing and Urban Development

The Department of Housing and Urban Development (HUD) issues formal requirements related specifically to standards for exterior noise levels, along with policies for approving HUD-supported or assisted housing projects in high noise areas. In general, these requirements established three zones:

- 65 dBA Ldn or less: An acceptable zone where all projects could be approved
- Exceeding 65 dBA Ldn but not exceeding 75 dBA Ldn: A normally unacceptable zone where mitigation measures would be required, and each project would have to be individually evaluated for approval or denial. These measures must provide 5 dBA of attenuation above the attenuation provided by standard construction required in a 65 to 70 dBA Ldn area and 10 dBA of attenuation in a 70 to 75 dBA Ldn area.
- Exceeding 75 dBA Ldn. An unacceptable zone, in which projects would not, as a rule, be approved

Federal Railroad Administration

The EPA is charged with regulating railroad noise under the Noise Control Act. The Federal Railroad Administration (FRA) is responsible for enforcing EPA regulations related to railroad noise, which were developed as part of the Noise Control Act. FRA's Office of Safety is responsible for implementing the Railroad Noise Emissions Compliance Regulation that sets maximum sound levels from railroad equipment and regulates locomotive horns. The Union Pacific rail corridor that follows I-10 in the southern portion of Rialto is subject to the aforementioned regulation.

California Department of Health Services

The California Department of Health Services (DHS), Office of Noise Control, studied the correlation of noise levels and their effects on various land uses. As a result, the DHS established four categories to assess the severity of noise intrusion on specific land uses. DHS standards suggest "normally acceptable," "conditionally acceptable," "normally unacceptable," and "clearly unacceptable" exterior noise levels for various land uses. A "conditionally acceptable" designation implies that new construction or development

should be undertaken only after a detailed analysis of the noise reduction requirements for each land use is conducted and necessary noise insulation features are incorporated into the design. By comparison, a "normally acceptable" designation indicates that standard construction can occur with no special noise reduction requirements.

Noise/Land Use Compatibility

Most cities and counties in California have adopted noise/land use compatibility criteria that reflect DHS standards and are based on the general assumption that higher noise levels are acceptable in business districts and industrial areas. However, the introduction of mixed-use development principles into traditionally suburban environments has altered thinking regarding acceptable noise levels. People who choose to live in vibrant mixed-use districts know that the excitement and activity levels bring a noisy environment distinctly different from that of traditional residential-only neighborhoods. For example, music played in outdoor dining areas or bars can extend into late-night hours. Garbage collection early in the morning, as well as the noise from HVAC equipment, also occur with greater frequency and intensity in urban settings. Additionally, at locations along major roadways, increased traffic volumes contribute to ambient noise conditions. Projected noise levels throughout most of Downtown, including the area designated for new mixed-use development, are expected to exceed the traditionally accepted noise-land use compatibility guidelines for residential uses. **Table 4.13-1: Rialto Noise Guidelines for Land Use Planning** shows Rialto's noise guidelines for land use planning that incorporate these principles. This General Plan encourages mixed-use development to achieve several objectives: to promote more sustainable development approaches, to increase access to affordable housing for a broader range of people, to create a vibrant Downtown, and to enable residents to live closer to their jobs. To meet these objectives, Rialto has adopted the flexible noise guidelines for mixed-use districts outlined in **Table 4.13-1**.

Table 4.13-1: Rialto Noise Guidelines for Land Use Planning

Land Use Categories	Community Noise Equivalent Level (CNEL)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
R2 – Residential 2 R6 – Residential 6	55-65	65-70	70-75	≥75
R12 – Residential 12	55-65	65-70	70-75	≥75
R21 – Residential 21 R45 – Residential 45	55-65	65-75	75-80	≥80
DMU – Downtown Mixed-Use	55-65	65-80	80-85	≥85
CC – Community Commercial	55-70	70-80	80-85	≥85
GC – General Commercial	55-70	70-80	80-85	≥85
BP – Business Park O - Office	55-70	70-80	80-85	≥85
LI – Light Industrial	55-75	75-80	80-85	≥85
GI – General Industrial	55-80	80-85	-	-
P – Public Facility P – School Facility	55-65	65-70	70-75	≥75
OSRC – Open Space – Recreation	55-80	-	80-85	≥85

Land Use Categories	Community Noise Equivalent Level (CNEL)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
OSRC - Open Space – Resources	55-80	-	80-85	≥85

Normally Acceptable – Specified land use is satisfactory, assuming buildings are of conventional construction.
Conditionally Acceptable – New development should be undertaken only after a detailed analysis of noise reduction requirements is made.
Normally Unacceptable – New development should be generally discouraged; if not, a detailed analysis of noise reduction requirements must be made.
Clearly Unacceptable – New development should generally not be undertaken.

Source: City of Rialto. (2023). Rialto Focused General Plan Update 2023, Exhibit 5.13. https://www.rialtoca.gov/773/2023-City-of-Rialto-Focused-General-Plan. Accessed April 15, 2025.

Coupled with these guidelines are regulations for noise control, as outlined in Rialto Code Chapter 9.50: Noise Controls, and State standards for interior noise control for residential uses. Specifically, California Health and Safety Code Title 24 stipulates a maximum of 45 dBA CNEL for interior residential noise levels. In loud environments, insulation, double- or triple-pane windows, and special ventilation systems are among the tools used to achieve acceptable interior noise levels.

IMPACT ANALYSIS

4.13a Would the project result in the 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, noise ordinance, or applicable standards of other agencies?

Construction Noise. Less Than Significant Impact.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project would involve construction activities that would generate on-site noise from heavy construction equipment and off-site noise from heavy-duty haul trucks and construction workers' commutes. With Project implementation, future housing development is anticipated to occur intermittently throughout the City at various locations. As such, construction activities associated with future housing facilitated by the Project could result in a temporary increase in ambient noise levels.

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, and paving). Noise generated by construction equipment, including earthmovers, material handlers, and portable generators, can reach high levels. Although noise ranges are generally similar for all construction phases, the ground clearing and excavation phase tends to involve the heaviest-duty equipment, having a higher noise-generation potential.

Typical noise levels generated by construction equipment are shown in **Table 4.13-2: Typical Construction Equipment Noise Levels.** Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

As shown in **Table 4.13-2**, noise levels associated with individual construction equipment used in typical construction projects can reach approximately 91 dBA (i.e., the highest noise level from grading activities) at 25 feet from the source. Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an

essential element of their intended purpose. The City does not have quantitative standards for construction noise levels.

Table 4.13-2: Typical Construction Equipment Noise Levels

Equipment	Typical Noise Level (dBA) at 25 feet from Source	Typical Noise Level (dBA) at 50 feet from Source	Typical Noise Level (dBA) at 100 feet from Source
Air Compressor	86	80	74
Backhoe	86	80	74
Compactor	88	82	76
Concrete Mixer	91	85	79
Concrete Pump	88	82	76
Concrete Vibrator	82	76	70
Crane, Mobile	89	83	77
Dozer	91	85	79
Generator	88	82	76
Grader	91	85	79
Impact Wrench	91	85	79
Jack Hammer	94	88	82
Loader	86	80	74
Paver	91	85	79
Pneumatic Tool	91	85	79
Pump	83	77	71
Roller	91	85	79
Saw	82	76	70
Scraper	91	85	79
Shovel	88	82	76
Truck	90	84	78

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018.

General Plan Policy 5-12.3 would reduce impacts related to construction noise by ensuring that acceptable noise levels are maintained near schools, hospitals, and other noise sensitive areas in accordance with the Rialto Code, and General Plan Policy 5-12.5 requires all exterior noise sources (construction operations, air compressors, pumps, fans and leaf blowers) to use available noise suppression devices and techniques to reduce exterior noise to acceptable levels that are compatible with adjacent land uses. Construction noise is an existing noise source in the City. While the noise levels at existing construction sites may not substantially differ from those resulting from future development under the proposed Project, it is anticipated that construction noise would occur in areas of the City that are already developed. In some instances, construction noise may be introduced where it did not previously exist.

Since specific project-level information is not currently available, it is neither possible nor appropriate to quantify the construction noise impacts at specific sensitive receptors. In most cases, the construction of individual developments associated with implementation of the Project would temporarily increase the ambient noise environment in the vicinity of each candidate housing site, potentially affecting existing and future sensitive uses nearby. The nearest sensitive uses (e.g., residential uses) could be located within approximately 25 feet of construction activities associated with the Project. As previously noted, intermittent construction equipment could reach or exceed 91 dBA. Due to the high degree of variability

in construction noise from future developments, exposure to such sound level incursions could be brief, and the maximum noise levels at adjacent uses would decrease as the noisiest piece of construction equipment moved farther away, reduced the necessary power setting, and/or altered the interaction with the workpiece. However, nearby sensitive receptors may be exposed to elevated noise levels for the duration of construction. Noise levels would be higher during demolition, site preparation, and excavation activities, where the use of heavy construction equipment is more frequent, as well as during other portions of the overall building construction process. Construction activities would also cause increased noise along access routes to and from the site due to the movement of equipment and workers. These trips would occur incrementally over the construction phases.

Rialto Code § 9.50.070: Disturbances from construction activity, limits noise sources associated with construction, erection, alteration, repair, addition, movement, demolition, or improvement to any building or structure to the hours of Monday through Friday, 7:00 A.M. to 5:30 P.M., and Saturday 8:00 A.M. to 5:00 P.M. from October 1st through April 30th and Monday through Friday, 6:00 A.M. to 7:00 P.M., and Saturday 8:00 A.M. to 5:00 P.M. from May 1st through September 30th, with no construction allowed on Sundays or State holidays. As described in Rialto Code § 9.50.060(L), noise sources associated with construction, repair, or excavation are exempt so long as there is a valid written agreement with the City or any of its political subdivisions that provides for noise mitigation measures. Therefore, following compliance with General Plan Policy 5.12.5 and the City's allowable construction hours according to Rialto Code standard, construction activities associated with future housing development facilitated by the Project would be less than significant.

Operational Noise. Operational stationary noise sources (e.g., HVAC) are anticipated to increase incrementally from increased housing development facilitated by the Project. Due to the variability and details for future individual housing developments, quantifying long-term stationary noise impacts from the proposed Project is not feasible. Depending on how development proceeds (i.e., individual housing developments would occur over time, dependent upon market demand, economic, and planning considerations, among other factors), future housing development could generate noise levels that exceed the City's noise standards at adjacent sensitive receptors. However, long-term stationary noise levels would be reduced through compliance with General Plan Policies 5-12.1 through 5-12.5. In addition, future development would be required to comply with City, State, and federal guidelines concerning noise abatement and insulation standards. This would ensure that noise levels at the candidate housing sites and surrounding areas are maintained within acceptable standards that prevent excessive disturbance, annoyance, or disruption.

The noise standards outlined in **Table 4.13-1** from the General Plan Safety and Noise Element would be relied upon to evaluate noise impacts from stationary sources at future housing developments. Following individual development and design review and compliance with the City's noise guidelines, as well as General Plan policies, the Project's impacts from stationary noise sources would be less than significant.

Future housing development facilitated by the Project would result in increased traffic volumes on local City roadways, thereby increasing cumulative noise levels. Additional average daily trips (ADT) from future housing development facilitated by the Project would need to more than double the current ADT for there to be a discernible difference in noise levels (i.e., more than 3 dBA increase). There are 150 candidate housing sites that have already been developed with structures and generate traffic volumes, contributing to mobile noise. Future development on the candidate housing sites would likely not double traffic

volumes to increase mobile noise. Future housing development projects facilitated by the Project would be subject to the City's development review process, which requires projects to be reviewed for compliance with adjacent land uses, including noise compatibility. Future development would be subject to compliance with General Plan Policy 5-12.2, which requires consideration of noise impacts as part of the development review process.

Therefore, following individual development and design review and compliance with the City's noise guidelines, as well as General Plan policies, the Project's impacts from operational stationary and traffic noise would be less than significant.

4.13b Would the project cause generation of excessive ground-borne vibration or ground-borne noise levels?

Construction: Less Than Significant With Mitigation Incorporated. Construction activities associated with future housing development facilitated by the Project would require the use of heavy equipment, power tools, generators, and other vibration sources. Construction activities can generate varying degrees of ground-borne vibration, depending on the construction procedure and equipment used. Construction equipment operations would generate vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located near a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). Ground-borne vibrations from construction activities rarely reach levels that damage structures. The FTA has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 inch/second) is conservative even for sustained pile driving. Pile driving levels often exceed 0.2 inch/second at distances of 50 feet, and 0.5 inch/second at 25 feet without any apparent damage to buildings. **Table 4.13-3: Typical Vibration Levels for Construction Equipment** identifies the anticipated vibration velocity levels (in/sec) for standard types of construction equipment, based on the distance from the receptor.

Table 4.13-3: Typical Vibration Levels for Construction Equipment

Equipment	Approximate peak particle velocity at 25 feet (inches/second)	Approximate peak particle velocity at 50 feet (inches/second)
Large bulldozer	0.089	0.031
Loaded Trucks	0.076	0.027
Small Bulldozer	0.003	0.001
Auger/drill rigs	0.089	0.031
Jackhammer	0.035	0.012
Pile Driver	0.644	0.228
Vibratory hammer	0.035	0.012

Notes:
1. Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, September 2018. Table 12-2.
2. Calculated using the following formula:
PPV *equip* = PPV*ref* x (25/D)1.5
where: PPV (equip) = the peak particle velocity in in/sec of the equipment adjusted for the distance
PPV (ref) = the reference vibration level in in/sec from FTA *Transit Noise and Vibration Impact Assessment Manual,* Table 12-2.
D = the distance from the equipment to the receiver
Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual,* September 2018.

Short-term construction activities may result in ground-borne vibration impacts at noise-sensitive receptors, depending on the site location, duration of the construction activities, and the equipment used at the construction site. Similar to noise, ground-borne vibration rapidly attenuates with distance. Ground-borne vibration would primarily impact vibration-sensitive land uses (e.g., non-engineered timber and masonry buildings) located adjacent to or within the vicinity of individual project sites. Based upon the vibration velocity levels provided in the table, vibration velocities from typical heavy construction equipment operations that could be used during construction activities range from 0.003 to 0.089 inch-per-second PPV at 25 feet from the activity source (and up to 0.644 PPV if pile driving activities were to occur). Therefore, vibration velocities from typical heavy construction equipment operations at 25 feet from the activity source would not exceed the FTA's 0.2 inch/second threshold, except for pile driving activities. Also, vibration velocities from pile driving activities at 50 feet from the activity source would exceed the 0.2 inch/second threshold (**Table 4.13-3**). Construction-related activities involving pile driving that occur within 50 feet of a vibration-sensitive land use (i.e., non-engineered timber and masonry buildings) may exceed the 0.2 inch/second threshold. Therefore, future housing development facilitated by the Project has the potential to expose persons or structures to excessive ground-borne vibration or noise levels. To minimize potential vibration-related impacts on adjacent sensitive uses, MM NOI-1 requires a preconstruction survey of all buildings within a 50-foot radius of proposed construction activities involving pile driving, and alternative methods must be utilized. With MM NOI-1 incorporated, construction vibration impacts would be less than significant.

Operations: Less Than Significant. Residential uses are not expected to generate excessive ground-borne vibration or noise, and the proposed Project does not include changes related to industrial or commercial uses (e.g., airports, waste facilities) that would generate ongoing ground-borne vibration. Future development under the proposed Project would not involve railroads or heavy truck operations and, therefore, would not result in vibration impacts at surrounding uses. Therefore, operational activities associated with future housing development facilitated by the Project would be less than significant.

4.13c For a project located within the vicinity of a private airstrip or 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?

No Impact. There are no airports within a two-mile radius of the City. Therefore, the Project would not expose people residing or working in the respective project areas to excessive noise levels. No impact would occur, and no mitigation is required.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA are applicable to the proposed Project.

MM NOI-1 **Pile Driving – Preconstruction Survey.** To avoid impacts to vibration-sensitive land uses (i.e., non-engineered timber and masonry buildings) located within a 50-foot radius of pile driving activities, the following measures shall be specified on project plans and implemented during construction, prior to demolition, grading, or building permit approval:

Pile driving within a 50-foot radius of vibration-sensitive land uses shall utilize alternative installation methods (e.g., pile cushioning, jetting, predrilling, cast-in-place systems,

resonance-free vibratory pile drivers) to ensure that vibration velocities remain below the 0.2 inch/second peak particle velocity (PPV) threshold. A preconstruction survey shall be conducted to document the existing condition of all vibration-sensitive land uses within a 50-foot radius of proposed pile driving. The preconstruction survey shall include written and photographic documentation of susceptible structural elements, finishes, and fixtures. This documentation shall be used to evaluate any potential construction-related damage. If damage resulting from pile driving is identified, the project applicant shall be responsible for repairing or restoring the affected features to their preexisting condition.

4.14 POPULATION AND HOUSING

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned 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)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

IMPACT ANALYSIS

4.14(a) Would the project induce substantial unplanned 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)?

Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. As described in **Section 2.0: Project Description**, the proposed Project expands the City's Residential Overlay Zone to facilitate future development of housing on identified sites.

As indicated in **Table 2-8**, together the maximum housing development capacity of 16,198 DU on the candidate housing sites and the 128 ADU throughout the City would result in a housing development capacity of 16,326 DU. When considering the existing zoning's development capacity of 2,652 DU within the candidate housing sites, the CEQA Project analyzed in this Initial Study assumes a maximum housing development capacity of 13,674 additional DUs (including 128 ADUs). While this Initial Study considers potential housing development of 16,326 DU, only 8,272 DU are required to meet the City's 6th Cycle RHNA. The proposed buffer is intended to serve only as a site's contingency to prevent no net loss throughout the 2021-2029 Housing Element planning period. Furthermore, future housing development would occur incrementally based on market conditions and other factors, ensuring that potential effects related to population growth (i.e., utilities, fire, police, and other services and infrastructure) would not occur at any single point in time. Therefore, this Initial Study's analysis of the Project's potential to induce substantial unplanned population growth is highly conservative, as it includes the buffer and excludes net change from the redevelopment of existing units.

Existing Plus Project Conditions

Table 4.14-1: Existing Plus Project Growth Projects compares the Project's anticipated housing and population growth to existing 2024 conditions. As indicated in this table, future housing development facilitated by the Project could increase the City's existing 2024 housing stock by approximately 48 percent

(13,674 additional DU). This estimated housing growth could increase the City's existing 2024 population by approximately 49 percent (50,320 additional persons).

Table 4.14-1: Existing Plus Project Growth Projects

Description	Housing (Dwelling Units)[1]	Population
2024 Estimate/Existing[1]	28,523	103,097
2029 Estimated Project[2]	13,674	50,320[2]
2023 Existing Plus Project	**42,197**	**153,417**
% Change 2024:2029	**48%**	**49%**

Notes:
1. State of California, Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024.* Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/.
2. See **Table 2-8: Planned/Maximum Development Capacity by Opportunity Area**.
3. Based on 13,674 DU and 3.68 persons per household (State of California, Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024).*

SCAG Forecasts Plus Project Conditions

SCAG's Connect SoCal 2024 includes regional growth forecasts developed in collaboration with local jurisdictions, such as Newport Beach, utilizing the most recent land use plans, policies, and assumptions. Therefore, SCAG's population forecasts for the City were based on the City's adopted General Plan. SCAG forecasts the City's population will grow to 92,000 persons through 2045. **Table 4.14-2: SCAG Plus Project Growth Projections** provides SCAG's 2045 population forecasts for the City and the 2029 population estimates, which were extrapolated from SCAG's 2045 forecast. SCAG forecasts extrapolated to 2029 are provided because they correlate with the 6th Cycle (2021-2029) planning period.

Table 4.14-2: SCAG Plus Project Growth Projections

Definition	
2024 Existing Population[1]	103,097
2045 SCAG Forecast Population[2]	139,100
Change 2024 to 2045	*+36,003*
Change per Year 2024 to 2045	*+1,714*
Extrapolated SCAG 2029 Population[3]	*111,667*
Extrapolated SCAG 2029 Population With Project (persons)	***161,987***
Extrapolated SCAG 2029 Population With Project (percent increase)	***+45%***

1. State of California, Department of Finance. (May 2024). *E-5 Population and Housing Estimates for Cities, Counties, and the State - January 1, 2021-2024.* Retrieved from: https://dof.ca.gov/forecasting/demographics/estimates/e-5-population-and-housing-estimates-for-cities-counties-and-the-state-2020-2024/.
2. SCAG. 2020. SCAG RTP/SCS: Connect SoCal Plan – Demographics and Growth Forecast. https://scag.ca.gov/read-plan-adopted-final-plan.
3. Based on constant growth rates between 2024 and 2029.

Using the annual growth rates based on SCAG's Connect SoCal and the City's existing year 2024 population, the City's population is forecast to be 111,667 persons in 2029. As indicated in **Table 4.12-2**, the City's population in 2029 would total approximately 161,987 persons with Project implementation. Compared to the current housing, the future housing facilitated by the Project would result in population and household growth of approximately 45 percent over the extrapolated SCAG 2029 forecasts. Project

implementation would facilitate future housing development, thereby inducing indirect population growth in the City beyond the extrapolated SCAG 2029 forecast population of 111,667 persons.

The proposed Project would not directly construct new housing but would facilitate the development of housing units by implementing actions associated with the HEU. As discussed above, the Project's implementing actions would facilitate future housing development, which could induce population growth in the City beyond 2024, existing conditions and extrapolated 2029 SCAG forecast conditions. However, State law requires that the City accommodate its RHNA "fair share" of the region's housing needs, which cannot be achieved without the proposed rezoning and land use amendments. While the Project would facilitate the development of additional housing throughout the City, resulting in a forecast population growth of approximately 50,320 persons, this forecast population growth would be attributed to accommodating the City's RHNA allocation of 8,272 DUs plus the RHNA buffer. Therefore, although the Project would indirectly induce population growth in the City, it is not considered unplanned given the State law requirements. It is also important to note the following factors concerning the Project's forecast population growth:

- Future housing development would occur incrementally based on market conditions and other factors, such that potential effects concerning population growth (i.e., utilities, fire, police, and other services and infrastructure) would not occur at any single point in time.
- All future housing developments facilitated by the Project and within overlay zones would be subject to compliance with all federal, State, and local requirements for minimizing growth-related impacts through the City's development review process, which would occur on a project-by-project basis.

Furthermore, when adopting Connect SoCal 2024, SCAG acknowledged that its growth projections do not constitute a prescriptive pattern for future development in General Plan or Zoning Code amendments. The distribution and types of RHNA housing units allocated within each local jurisdiction continue to be fully and completely subject to local control and subject to other applicable laws, and not be constrained or affected by Connect SoCal's growth projections. SCAG's Resolution No. 20-624-1 further notes that for many cities and counties, the required RHNA General Plan and zoning changes may need to accommodate more housing units than reflected in Connect SoCal's household and population growth projections.

Given SCAG's use of growth projections for regional planning and modeling purposes, and the local jurisdictions' obligations to comply with State Housing Laws, including RHNA, SCAG agrees that potential exceedances may not be used to impede a local jurisdiction's compliance with the 6th Cycle RHNA requirements or to assess impacts of a plan or project under CEQA. Further, it is anticipated that the next RTP/SCS update will incorporate the latest population and housing growth projections from the 6th Cycle RHNA and the Housing Elements of cities and counties within the SCAG region. Accordingly, the forecast population growth generated by future housing development facilitated through Housing Element implementation would not be classified as unplanned growth, but rather would be accommodated.

In addition, as the City is predominantly built out, it is anticipated that future housing development facilitated by the Project would be adequately served by existing services and located near established infrastructure (e.g., roads and utilities), with only minor modifications required; see **Section 4.15: Public Services, and Section 4.19: Utilities and Service Systems**. Therefore, the Project would not induce

unplanned population growth in the City by proposing new businesses or through the extension of roads or other infrastructure.

As stated above, future housing development would be subject to the City's development review process and assessed on a project-specific basis for potential indirect effects related to population growth. Additionally, future housing development would be subject to compliance with all federal, State, and local requirements for minimizing growth-related impacts. Upon approval of the proposed Project's discretionary actions (e.g., the proposed overlays), future housing development facilitated by the Project would be considered planned development and contribute to the City meeting its RHNA allocation. Therefore, impacts would be less than significant.

4.14b Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. Of the 258 candidate housing sites identified in the Housing Element Sites Inventory, only two sites (i.e., 408 and 415) currently contain existing housing, each improved with a single dwelling unit, for a total of two housing units.[38] Based on the City's average household size of 3.68 persons per household, development on these sites could result in the displacement of up to two households or approximately eight people.

As discussed in **Section 2.0: Project Description**, the proposed Project would apply a Residential Overlay Zone, permitting a maximum density of up to 50 dwelling units per acre. These two housing sites together total approximately 10 acres, which would allow for the development of up to 500 new DU, assuming a maximum allowable density of 50 DU/AC. This would result in a net increase of 498 dwelling units over existing conditions. While these sites may currently support single-family homes, their size and location make them appropriate candidates for future higher-density residential development consistent with the Housing Element. Redevelopment of these parcels with high-density housing would be expected to occur only when voluntarily initiated by the property owner and subject to the City's standard development review process.

To further minimize the potential for future housing displacement, the City has included a buffer of additional housing units beyond its 6th Cycle RHNA allocation to comply with Government Code § 65863 (SB 166, "no net loss" law).[39] This Initial Study conservatively evaluates a maximum residential development capacity of 13,674 DU, including a net increase of up to 13,546 units on 258 candidate housing sites and 128 ADUs. Only a portion of these units will ultimately be needed to satisfy the City's RHNA planning obligation of 8,272 DU. In addition to SB 166, the City's compliance with SB 330 (Housing Crisis Act of 2019) further reduces the likelihood of displacement. Under Government Code § 66300(b)(1)(A), any proposed residential development that would demolish existing housing must provide at least a one-to-one replacement of demolished units, preserving housing capacity.

Finally, all development of ADUs would occur on as-yet unidentified sites and, by nature, would not displace existing housing but instead supplement the City's housing stock. Therefore, future housing

[38] City of Rialto. (2025). Plan to House Rialto, 6th Cycle Housing Element 2021-2029, Table B-20: Sites Inventory by Opportunity Area.

[39] State Housing Laws require cities and counties to identify RHNA obligations by income category. A future housing applicant is not required to meet affordability goals. The City is obligated to ensure there is no net loss when projects are developed, such that there are adequate opportunities for the City to meet its RHNA obligations. If there is a net loss, the City has 120 days to provide rezoning that accommodates the net loss. Therefore, Rialto includes a buffer to avoid the net loss scenario.

development facilitated by the Project would not displace substantial numbers of existing people or housing, and no impact would occur.

CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA or MM are applicable to the proposed Project.

4.15 PUBLIC SERVICES

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

IMPACT ANALYSIS

4.15a Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical 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 fire protection?

Less Than Significant Impact. The Rialto Fire Department provides fire protection services throughout the City, operating five fire stations staffed 24 hours per day and supported by one administrative office. The proposed Project would not directly construct new housing but would facilitate future residential development by implementing actions associated with the HEU. All candidate housing sites are located in urbanized areas already served by the Rialto Fire Department.

Future housing development facilitated by the Project is anticipated to result in an estimated population increase of approximately 50,320 persons (see **Section 4.14: Population and Housing**), which would incrementally increase the demand for fire protection services.

The General Plan EIR acknowledges that future development may lead to increased service demands, potentially necessitating the expansion of existing facilities or the construction of new ones. New development would be subject to the City's development review process and would be required to pay all Development Impact Fees pursuant to Rialto Code Chapter 3.33. These fees support capital improvements for public services, including fire protection.

Additionally, General Plan Safety and Noise Element Policy 5-8.4 requires that development be phased in relation to the City's ability to provide adequate fire protection, consistent with the City's Standard of Cover and Fire Department Strategic Plan. All future housing development facilitated by the Project would be required to demonstrate that adequate fire protection services can be maintained for both new and existing development. At the program level, the Project would not result in the construction of new fire

protection facilities, and all candidate housing sites are located within areas already served by the Fire Department. Therefore, the Project would not result in substantial adverse physical impacts related to fire protection infrastructure.

While some future housing development may increase service demand to the point that new or expanded facilities are warranted, any such facility would be subject to separate site-specific environmental review under CEQA, unless exempt. In cases where CEQA exemptions apply, these indirect service impacts may not be subject to further environmental review, but they would still be addressed through Development Impact Fees and General Plan consistency requirements. Impacts would be less than significant, and no mitigation is required.

4.15b Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection?

Less Than Significant Impact. The Rialto Police Department provides police protection services for the City. The proposed Project would not directly construct new housing but would facilitate the development of housing units by implementing actions associated with the HEU. All candidate housing sites are within urbanized areas that the Rialto Police Department already serves.

Future housing development facilitated by the proposed Project is anticipated to result in a population increase of approximately 50,320 persons (see **Section 4.14: Population and Housing**), which would incrementally increase the demand for police protection services throughout the City.

The General Plan EIR recognizes that increased development may require additional police staffing, equipment, and facilities to maintain acceptable service levels. As such, future housing development could contribute to the need for new or expanded police protection facilities, the construction of which may have the potential to result in significant environmental impacts.

To address these potential impacts, the City requires new development to contribute toward public facilities through the Development Impact Fee program outlined in Rialto Code Chapter 3.33, which includes a law enforcement facilities fee to fund necessary facilities, equipment, and training.

All future housing development facilitated by the Project would be subject to the City's development review process, which may include project-specific review under CEQA. Where applicable, individual projects would be assessed for indirect impacts related to increased demand for public services. However, some future residential projects may qualify for statutory or categorical CEQA exemptions and therefore may not undergo detailed environmental review, even though they would still be required to pay impact fees and comply with service adequacy requirements.

At the program level, the Project would not directly result in the construction of new police facilities, and the candidate housing sites are already located in areas served by existing law enforcement infrastructure. Therefore, the Project would not result in substantial adverse physical impacts associated with police protection facilities. Should future housing development trigger the need for new police protection facilities, any such construction would undergo site-specific environmental analysis under CEQA, unless otherwise exempt. Impacts would be less than significant, and no mitigation is required.

4.15c Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the 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 schools?

Less Than Significant Impact. The proposed Project would not directly construct new housing but would facilitate the development of housing units by implementing actions associated with the HEU. Future housing development facilitated by the proposed Project could result in a population increase of approximately 50,320 persons (see **Section 4.14: Population and Housing**), which would increase student enrollment within the Rialto Unified, Colton Joint, Fontana Unified, and San Bernardino City Unified School Districts, thereby incrementally increasing demand for school facilities and services.

Future development would be required to comply with General Plan Policy 3-6.2, which mandates coordination with school districts to ensure that local school facilities can accommodate the pace of residential development and growth. However, the City's ability to mitigate school facility needs is limited by state law. Under Government Code §§ 65995-65998 (SB 50), school districts may collect development impact fees for new residential and non-residential development to offset school-related impacts. Government Code § 65995(h) specifies that payment of statutory fees constitutes full and complete mitigation under CEQA for school facility impacts.

All future housing development facilitated by the Project would be subject to school developer fees, calculated based on building square footage and collected at the time of building permit issuance. These fees would support school facility expansion and equipment needs and are reviewed and updated regularly by each school district.

While the Project could lead to localized increases in school enrollment, particularly in areas of concentrated growth, the payment of school fees under SB 50 ensures that school-related impacts are legally and financially mitigated. Should a school district propose new or expanded school facilities in the future, such facilities would be subject to project-specific environmental review under CEQA, as applicable.

Therefore, the Project would not result in substantial adverse environmental impacts associated with the construction of new school facilities. Impacts would be less than significant, and no mitigation is required.

4.15d Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the 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 parks?

Less Than Significant Impact. See **Section 4.16: Recreation**.

4.15e Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the 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 other libraries?

Less Than Significant Impact. Library services in Rialto are provided by the San Bernardino County Library system, which operates the Rialto Branch and Carter Branch Library within the City. These facilities offer a full range of library services, including movies, books, computers, and Internet access. The proposed Project would not directly construct new housing but would facilitate future housing development through the HEU, which could lead to population growth and an incremental increase in demand for library services. Future development facilitated by the Project would be subject to the City's development review process and required to pay library development impact fees pursuant to Rialto Code Chapter 3.33. These fees support the cost of constructing, expanding, or equipping library facilities, including land acquisition if needed. Development would also be phased over time, allowing public facilities to expand in step with population growth and tax revenue. If new or expanded library facilities are warranted in the future, such projects would be subject to project-specific CEQA review, unless statutorily or categorically exempt. However, the incremental demand from the Project is not expected to be substantial enough to require new library construction, and existing mechanisms ensure that facility needs are addressed as growth occurs.

Therefore, the Project would not result in substantial adverse environmental impacts related to library services. Impacts would be less than significant, and no mitigation is required

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA or MM are applicable to the proposed Project.

4.16 RECREATION

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) 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?			X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

IMPACT ANALYSIS

4.16a 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?

4.16b Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact.

An increase in City residents associated with the future development of housing sites within the OAs would result in an increased demand for recreational facilities. According to the City's General Plan, Rialto's park dedication requirement is 3.0 acres per 1,000 persons. The anticipated 13,674 DU facilitated by implementation of the HEU would generate a population growth of approximately 50,320 persons, increasing the City's demand for parkland by approximately 151 acres. This acreage estimate assumes buildout of all identified housing units.

All future housing development facilitated by the Project would be subject to the City's development review process and compliance with applicable General Plan policies and Rialto Code requirements. New development would be required to pay applicable impact fees pursuant to Rialto Code Chapter 3.33, including a parks and recreation development impact fee to fund facilities needed to meet the increased demand for recreational services, as well as land acquisition if necessary. In addition, pursuant to Rialto Code Chapter 17.23: Park and Recreation Facilities Dedication, every developer of a residential project requiring a land division must dedicate land, pay an in-lieu fee, or provide a combination of both (at the City's discretion) to support the provision of park and recreational facilities. These mechanisms ensure that future development facilitated by the Project would not result in substantial deterioration of existing park or recreational facilities due to increased usage. Furthermore, it is possible that future developments may include new recreational facilities or developer-constructed parks; however, specific details are unknown at this time and would be addressed through subsequent project-level reviews.

Additionally, the Project's candidate housing sites are dispersed throughout the City, helping minimize the potential for overburdening specific recreation amenities or causing localized deterioration. Adherence to mandatory development permit requirements and regulations would support the City's goals for maintaining sufficient recreation opportunities for residents. For these reasons, the Project and future housing development facilitated by the Project would not result in substantial physical deterioration of the existing neighborhood or regional parks. Impacts would be less than significant.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA or MM are applicable to the proposed Project.

4.17 TRANSPORTATION

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.4, subdivision (b)?		X		
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

IMPACT ANALYSIS

4.17a Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less Than Significant Impact. Bus services are provided to the City via Omnitrans, a public agency that serves the greater San Bernardino Valley. Metrolink is a Southern California agency that provides passenger rail services to the region's cities. The City also contains a contiguous bicycle lane system that allows bicycle access throughout the City.

SCAG and the City have adopted programs, plans, ordinances, and policies that establish the planning framework to achieve a safe, accessible, and sustainable transportation system for all users. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. The HEU does not include any goals, policies, or implementation programs that conflict with plans or other regulations addressing the circulation system.

Connect SoCal 2024. On April 4, 2024, SCAG adopted Connect SoCal 2024, which was subsequently approved by the Federal Highway Administration (FHWA) and Federal Transit Administration (FTA) on May 10, 2024, and accepted by CARB as meeting GHG reduction targets under SB 375 on May 7, 2025. As the currently adopted RTP/SCS, Connect SoCal 2024, supersedes Connect SoCal 2020 as the operative regional plan for CEQA purposes. Connect SoCal 2024 aims to reduce or limit new trip generation and associated regional growth in traffic congestion and VMT by focusing on growth, density, and land use intensity within existing urbanized areas. Connect SoCal also strives to enhance the existing transportation system, maximize multi-modal transportation, and integrate land use into transportation planning.

Connect SoCal recommends local jurisdictions accommodate future growth within existing urbanized areas to reduce VMT, congestion, and GHG emissions.

As shown in **Table 4.11-1: Connect SoCal 2024 Consistency Analysis**, future housing development facilitated by the Project would not conflict with any applicable Connect SoCal 2024 goals related to circulation, transportation, or environmental sustainability. The Project supports regional objectives to concentrate new growth in existing communities and reduce reliance on single-occupancy vehicle travel. Therefore, the Project would result in a less than significant impact, and no mitigation is required.

Rialto General Plan. General Plan Chapter 3: *Making the Connections – The Circulation Chapter* (2010, as amended in 2024) outlines goals and policies that address the anticipated level and pattern of development, which will generate travel throughout the City and must be accommodated by the roadway system, public transportation, and non-motorized forms of transportation. The General Plan outlines a range of goals and policies designed to enhance Rialto's mobility, address parking demands, increase rail and bus ridership, improve pedestrian and bicycle environments, and facilitate the movement of goods. General Plan Policy 4-1.1 states that the City aims to maintain standards for various street classifications to serve both local and regional traffic. Although level of service (LOS) is no longer a CEQA threshold of significance, General Plan Policy 4-1.20 identifies that the City aims to maintain signalized intersection operations at Level of Service (LOS) D or better during the morning and evening peak hours and also requires new development to mitigate traffic impacts that degrade LOS below that level. General Plan Policies 4-1.6, 4-1.7, and 4-1.9 require the City to coordinate with the California Department of Transportation, San Bernadino Association of Governments (SANBAG) and neighboring jurisdictions to accommodate growing volumes of traffic, implement the San Bernardino Valley Coordinated Traffic Signal Systems Plan, and work with Caltrans to improve coordination of traffic at freeway interchanges on City streets. Policies 4-8.1 through 4-8.6 are aimed at maintaining a comprehensive system of pedestrian trails and bicycle routes throughout the City. Finally, the City has adopted a Development Impact Fee (DIF) program, and Policy 4-1.18 requires the City to review its DIF for traffic impacts regularly.

Future housing development facilitated by the Project would not conflict with General Plan policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. A less than significant impact would occur, and no mitigation is required.

Rialto Municipal Code. Future development facilitated by the Project would be subject to the existing regulatory framework, including Rialto Code § 3.33.170: Local Traffic Development Impact Fee, which requires new construction to pay its fair share of transportation facility impacts to mitigate citywide improvements to City roadway and intersections. Additionally, future development would also be subject to compliance with CBC Chapter 32, which identifies requirements associated with right-of-way encroachments, and CBC Chapter 33, which specifies requirements for temporary construction street closures. Therefore, given compliance with the established regulatory framework, future housing development would not conflict with Rialto Code standards addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. A less than significant impact would occur, and no mitigation is required.

Future housing development facilitated by the Project would be required to comply with General Plan policies, Rialto Code standards, and relevant policies and standards concerning public transit and pedestrian facilities. This includes policies and regulations needed to enhance public access and safety for

pedestrians and bicyclists, as well as improve the transportation system, as applicable. Future housing development on the candidate housing sites would be required to adhere to all state requirements for consistency with transportation plans.

The City's review process would examine the project's compatibility with the surrounding areas. Conditions of approval may include requirements for street improvements, dedications, and traffic circulation. As a result, future housing development on the candidate housing sites facilitated by the HEU would not conflict with an adopted program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, impacts would be less than significant.

4.17b Would the project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less Than Significant Impact with Mitigation Incorporated. Senate Bill 743 required changes to the State CEQA Guidelines regarding the analysis of transportation impacts. Automobile delay, as measured by "level of service" (LOS) and other similar metrics, generally no longer constitutes a significant environmental effect under CEQA. The changes identified vehicle miles traveled (VMT) as the most appropriate metric to evaluate a project's transportation impacts. The Governor's Office of Planning and Research (currently the Governor's Office of Land Use and Climate Innovation (LCI)) developed the Technical Advisory on Evaluating Transportation Impacts ("Technical Advisory") in CEQA (April 2018). The Technical Advisory provides technical recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures.

The City's Traffic Impact Analysis Guidelines for Vehicle Miles Traveled (VMT) and LOS Assessment ("TIA Guidelines") (December 2024) provide details on appropriate screening thresholds that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed level of analysis. According to the TIA Guidelines, if a project meets one of the City's screening thresholds, the project is presumed to result in a less than significant VMT impact. The City's screening criteria are as follows:

Transit Priority Area (TPA) Screening. A project would be considered to have a less-than-significant transportation impact if it is located within a Transit Priority Area (TPA), as determined by the most recent SCAG RTP/SCS and the San Bernardino County Transportation Authority (SBCTA) VMT screening tool.

Low VMT Area Screening. A project would be considered to have a less-than-significant transportation impact if the project is located within a low VMT-generating area, as determined by the TIA Guidelines and the SBCTA VMT screening tool.

Project Type Screening. A project would be considered to have a less-than-significant transportation impact if the project generates fewer than 110 daily vehicle trips. According to the TIA Guidelines, the 110 daily vehicle trip threshold applies only to passenger vehicles; truck trips and PCE calculations are excluded from project type screening. The following residential uses would also be presumed to have a less-than-significant VMT impact:

- Student housing projects
- Student housing projects on or adjacent to college campuses
- Affordable or supportive housing

- Assisted living facilities
- Senior housing (as defined by HUD)

The Project would not directly construct new housing but would facilitate housing development in urbanized areas by implementing actions associated with the HEU. The candidate housing sites are dispersed throughout the City to reduce the potential for adverse environmental impacts. The intent is to minimize the effects by locating housing near public transportation and recreational opportunities, and away from environmentally sensitive resources. Many of the housing opportunity sites are located along major arterial roadways. Future development projects would be reviewed on a case-by-case basis to verify consistency with application regulations that address the circulation system, including VMT. The candidate housing sites are located within urban areas, and therefore, future housing development on these sites, facilitated by the HEU, would be expected to reduce VMT. Future housing development in some areas of the City would provide more housing closer to employment and commercial areas, further increasing opportunities to reduce VMT and improve the ease of walking, cycling, and using public transit.

Future housing development would complete the City's VMT Analysis Project Scoping Form to determine if the project is screened from the VMT Assessment. Future housing development projects within a Transit Priority Area (TPA), within a Low VMT Area, which generate fewer than 110 daily vehicle trips, or that involve the residential uses identified above, would be exempt from requiring a VMT analysis and thus are presumed to result in a less-than-significant transportation impact concerning VMT. Future housing development projects that are not screened (i.e., do not meet any one of these criteria) would require a VMT Assessment pursuant to the TIA Guidelines. Future housing developments that have a significant VMT impact (as determined by the VMT Analysis) would be required to mitigate these impacts through implementation of **MM TRANS-1**, which includes feasible mitigation strategies that can help projects avoid or substantially reduce VMT-related impacts to a level that is less than significant. Furthermore, future housing development within candidate housing sites would be subject to all State and local requirements for minimizing VMT-related impacts. Additionally, future development would be subject to the General Plan, which encourages transportation improvements to reduce traffic congestion associated with regional and local trip increases, as well as the maintenance of efficient roadway capacities and the minimization of traffic hazards near residential uses. Therefore, the Project would not conflict or be inconsistent with State CEQA Guidelines § 15064(b), and impacts would be less than significant with **MM TRANS-1** incorporated.

4.17c Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing facilitated by the Project would be located in an urbanized area. Because future housing development facilitated by the HEU would occur primarily on developed properties, it would utilize existing roadways that are connected and adjacent to the existing transportation network, and hazards due to geometric design features or incompatible uses are not anticipated. Any roadway modifications required for future housing development facilitated by the HEU would be required to comply with General Plan policies, Rialto Code standards, and applicable regulations to avoid hazards associated with geometric design features.

Future housing development facilitated by the HEU would be required to comply with applicable building and fire safety regulations for the design of new housing and emergency access. Additionally, it would be required to adhere to all State and local requirements for minimizing construction and operational impacts related to design and incompatible uses.

Therefore, future housing development facilitated by the HEU would not substantially increase hazards due to design features or incompatible uses. Impacts would be less than significant, and no mitigation is required.

4.17d Would the project result in inadequate emergency access?

Less Than Significant Impact. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project would be located within an urbanized area. Because future housing development facilitated by the HEU would occur on primarily developed properties, it is not anticipated that future housing development would result in inadequate emergency access. Additionally, all future housing development facilitated by the HEU would be required to comply with the General Plan and Rialto Code.

The City has adopted the California Fire Code (CFC) as outlined in Rialto Code § 15.28. The CFC sets standards for road dimensions, design, grades, and other fire safety features. Additionally, more stringent CBC standards also apply regarding new construction and development of emergency access issues associated with earthquakes, flooding, climate/strong winds, and water shortages. Future housing developments would be required to comply with applicable building and fire safety regulations, including those related to the design of new housing and emergency access. Thus, compliance with the Rialto Code would be required to provide adequate access, including emergency access. As a result, future housing development facilitated by the HEU would not result in inadequate emergency access. Therefore, impacts would be less than significant.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA are applicable to the proposed Project.

MM TRANS-1 **Vehicle Miles Traveled (VMT).** Prior to issuance of a building permit, one or more of the following measures shall be implemented to reduce VMT-related impacts associated with future projects that cannot be screened out of the VMT analysis process, such that the development's VMT falls below the low-VMT thresholds identified by City's Traffic Impact Analysis Guidelines for Vehicle Miles Traveled (VMT) and LOS Assessment (TIA Guidelines) (December 2024) or guidelines adopted by the City of Rialto at the time of the development application:

- Modify the project's built environment characteristics to reduce VMT generated by the project;
- Implement Transportation Demand Management (TDM) strategies to reduce project-generated VMT; and/or
- Participate in a fair share traffic impact fee program or VMT mitigation banking program, if available.

Examples of potential VMT-reducing measures include, but are not limited to:

- Improve or increase access to transit;
- Increase access to common goods and services, such as groceries, schools, and daycare;
- Incorporate affordable housing into the project;
- Orient the project toward transit, bicycle, and pedestrian facilities;
- Improve pedestrian or bicycle networks, or transit service;
- Provide traffic calming features;
- Provide secure bicycle parking;
- Limit or eliminate on-site parking supply;
- Unbundle parking costs from housing units;
- Implement or provide access to a commute reduction program;
- Provide car-sharing, bike-sharing, or ride-sharing programs;
- Provide subsidized or free transit passes.

4.18 TRIBAL CULTURAL RESOURCES

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:				
i) 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 § 5020.1(k), or		X		
ii) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.		X		

IMPACT ANALYSIS

4.18a Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:

i) 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 § 5020.1(k)?

ii) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant With Mitigation Incorporated. Pursuant to Government Code §21080.3.2(b) and §21074(a)(1)(A)-(B) (Assembly Bill 52) and Senate Bill 18, the City provided formal notification to California Native American tribes that have previously requested such notice regarding projects within the geographic area traditionally and culturally affiliated with tribe(s). Native American groups may possess knowledge about cultural resources in the area and may have concerns about the adverse effects of development on tribal cultural resources, as defined in Public Resources Code § 21074.

As a result of tribal consultation, future housing development facilitated by the Project would incorporate MM CUL-2, MM CUL-3, MM TCR-1, and MM TCR-2 to reduce potential impacts to tribal cultural resources to a less than significant level.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA are applicable to the proposed Project.

MM TCR-1 **Tribal Notification and Coordination for Unanticipated Discoveries.** The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted in the event that any pre-contact cultural resources are discovered during project implementation, as required under MM CUL-1. YSMN shall be provided with information regarding the nature of the find to enable tribal input regarding the resource's significance and appropriate treatment. If the find is determined to be a tribal cultural resource under CEQA (Public Resources Code § 21074), a Cultural Resources Monitoring and Treatment Plan shall be prepared by the qualified archaeologist, in coordination with YSMN. All subsequent finds shall be subject to the provisions of this Plan. The Plan shall allow for a tribal monitor representing YSMN to be present during all remaining ground-disturbing activities, should YSMN elect to place a monitor on-site.

MM TCR-2 **Sharing of Archaeological Documentation.** All archaeological and cultural documentation prepared in connection with future housing projects facilitated by the Project (e.g., isolate records, site records, survey reports, testing reports, data recovery reports) shall be provided to both the Lead Agency for dissemination to YSMN. The Lead Agency shall, in good faith, consult with YSMN throughout the duration of project construction regarding any discoveries and cultural resource management actions.

4.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
c) 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 projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

IMPACT ANALYSIS

4.19a Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact.

Water

The proposed Project would not directly construct new housing but would facilitate the development of housing units by implementing actions associated with the Project. Future housing development facilitated by the Project and the resulting population growth of approximately 50,320 persons (see **Section 4.14: Population and Housing**) would incrementally increase the demand for utility and service systems. Of the 258 housing sites, 150 are currently developed and receive water service from the City of

Rialto Municipal Water System (through its water system operator, Veolia, via Rialto Water Services), the West Valley Water District (WVWD), or the Fontana Union Water Company (FUWC). All candidate housing sites are located within urbanized and developed areas, where existing water infrastructure is available. Therefore, it is anticipated that future housing development facilitated by the Project would connect to existing nearby domestic water infrastructure of the respective water purveyors with a limited need for relocation or construction of new or expanded water infrastructure. Construction may require excavation, removal of aging and/or undersized water lines, and installation of new lines within existing paved streets and public rights-of-way. Such infrastructure improvements are limited to short-term construction effects that cease upon completion of the improvements. All future housing projects would be subject to the City's development review process, including site-specific evaluation of the respective water districts' existing water system capacity to serve the development.

Additionally, if any future development facilitated by the Project contains 500 or more housing units, SB 610 requires the preparation of a Water Supply Assessment. Where it is determined that new or expanded water infrastructure is required, the potential effects of these improvements would need to be addressed as a part of the site-specific development review process. If improvements to the existing water system are required or additional facilities are needed, the property developer would be required to pay their fair share of the cost of all or portions of the needed improvements.

Future development would be subject to General Plan policies that require adequate infrastructure to be provided as new development occurs. For example, compliance with General Plan Policy 3-6.1 requires that public facilities and infrastructure adequately support development proposals. All future housing development facilitated by the Project would be subject to the City's development review process, which may include review under CEQA, and would be assessed on a case-by-case basis for potential effects concerning the secondary impacts of population growth, including but not limited to the need for infrastructure improvements. Projects would need to demonstrate that adequate water infrastructure is available or can be provided for new housing and that it would continue to be provided for existing land uses. Although future development may require the construction or relocation of water supply infrastructure, potential impacts would be addressed as a part of the individual projects, and it is anticipated that impacts would be less than significant.

Wastewater

The City owns, operates, and maintains the local public sanitary sewer system, which includes a wastewater collection system and treatment plant. Future housing development facilitated by the Project would incrementally increase wastewater generation in the City. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. The resulting population growth of approximately 50,320 persons (see **Section 4.14: Population and Housing**) would incrementally increase the wastewater generation. The candidate housing sites are located within urbanized and developed areas, where existing sewer infrastructure is available. Therefore, it is anticipated that future housing development facilitated by the Project would connect to existing nearby sewer infrastructure of the respective districts with a limited need for relocation or construction of new or expanded infrastructure. Infrastructure improvements would likely require only a limited need for expansion or replacement of individual sewer line segments to meet increased residential wastewater demand. Construction of new sewer pipes or mains, or replacement of existing facilities, may require excavation, removal of older mains, removal of existing manholes, and installation of new manholes and

lines within existing paved roads and public rights-of-way. Such infrastructure improvements are limited to short-term construction effects that cease upon completion of the improvement.

All future housing projects would be subject to the City's development review process, including site-specific evaluation of the respective sanitation districts' existing infrastructure and treatment capacity to serve the development. Projects would be assessed on a case-by-case basis for potential effects concerning the secondary effects of population growth, including but not limited to the need for infrastructure improvements. Projects would need to demonstrate that adequate sewer infrastructure and treatment capacity are available or can be provided for new housing and continue to be provided for existing land uses. The City levies connection fees for new or expanded sewer connections, including those to new development. These connection fees help fund the costs associated with providing wastewater facility capacity to both new users requiring new connections and existing users requiring additional capacity. Therefore, although future development may require the construction or relocation of wastewater supply infrastructure, potential impacts would be addressed as a part of the individual projects, and it is anticipated that impacts would be less than significant.

Dry Utilities

The candidate housing sites are within urbanized and developed areas, where there is existing electrical infrastructure. Housing sites located in or near developed areas would be connected to existing electric power provided by SCE, natural gas supplied by SoCalGas, and telecommunications facilities provided by various service providers. Future development would be subject to compliance with Title 24 energy efficiency standards. Additionally, any expansion of natural gas service necessitated by implementation of the proposed Project would be in accordance with SoCalGas's policies and extension rules on file with the California Public Utilities Commission at the time contractual agreements are made. Future housing development would be subject to the City's development review process and required to adhere to all federal, State, and local requirements for avoiding and minimizing impacts related to the relocation or construction of new or expanded electricity, natural gas, and telecommunication facilities. Future development of the candidate housing sites evaluated in this Initial Study is located in an urban environment. The provision of electrical, natural gas, and telecommunication services would not result in foreseeable significant impacts.

4.19b Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less Than Significant Impact. The proposed Project would not directly construct new housing, but would facilitate the development of housing units by implementing actions associated with the Project. Future housing development facilitated by the Project, along with the resulting population growth of approximately 50,320 persons (see **Section 4.14: Population and Housing**), would incrementally increase water demand. Of the 258 housing sites, 150 are currently developed and receive water service from the City of Rialto Municipal Water System (through its water system operator, Veolia, via Rialto Water Services), the WVWD, or the FUWC. All candidate housing sites are located within urbanized and developed areas, where existing water infrastructure is available.

The 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan (IRUWMP) conducted a Water Reliability Assessment to compare the total water supply sources available to the water supplier with long-term forecast water use over the next 20 years, in five-year increments,

for a normal water year, a single dry water year, and a drought lasting five consecutive water years.[40] While the UWMP concluded that sufficient water supplies would be available during all hydrologic scenarios, including the multiple dry year scenario, the 2020 UWMP does not account for the Project's forecasted population growth of up to 50,320 persons or the associated water demand.

Future housing development facilitated by the Project would be subject to the City's development review process and required to adhere to all federal, State, and local requirements during construction and operation to ensure that sufficient water supplies are available. Future developments that contain 500 or more housing units are required to prepare a Water Supply Assessment, per SB 610. Future housing development would also be subject to Title 24 CBC requirements, such as smart water fixtures, which would reduce water demand. Future housing development facilitated by the Project would require will-serve letters from the WVWD or FUWC regarding their ability to provide sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years to ensure proper service and availability necessary to serve future housing development facilitated by the Housing Element. A less than significant impact would occur, and no mitigation is required.

4.19c 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 projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The City owns, operates, and maintains the local public sanitary sewer system, which includes a wastewater collection system and treatment plant. Wastewater is treated at the Rialto Wastewater Treatment Plant (RWWTP) located at 501. E. Santa Ana Avenue in Rialto. The RWWTP treats domestic and commercial/industrial wastewater generated in the City of Rialto and portions of the City of Fontana. The combined total treatment design capacity of the plant is 11.7 million gallons per day (mgd) and treats an average of 7 to 8 mgd, with 4 to 5 mgd remaining capacity.[41]

Future housing development may be subject to discretionary permits and be required to adhere to all federal, state, and local requirements related to wastewater treatment during construction and operations, including the City's Sewer System guidelines outlined in Rialto Code Chapter 12.08. Considering these requirements and the available capacity discussed above, the Project would not result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. No new significant expansions of infrastructure facilities are required, and impacts would be less than significant.

4.19d Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

4.19e Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Future housing development facilitated by the Project would incrementally increase solid waste generation in the City. The City contracts for waste collection services with Burrtec

[40] San Bernadino Valley Municipal Water District, *2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan*, Available at: https://www.rialtoca.gov/DocumentCenter/View/1601/2020-Upper-Santa-Ana-River-Watershed-Integrated-Regional-Urban-Water-Management-Plan.

[41] Veolia Municipal Water Division. (2022). *Building a Sustainable Future in Rialto, CA.* Retrieved from: hhttps://www.veolianorthamerica.com/case-studies/strengthening-rialtos-water-wastewater-infrastructure. Accessed April 15, 2025.

Waste Industries; the service purveyor would be responsible for solid waste collection and hauling during both construction and operational phases of any future development projects. Solid waste generated during construction activities typically includes the demolition of existing on-site structures, vegetation clearing, and grading, which also generate solid waste. Such waste would be source-separated on-site for reuse, recycling, or proper disposal. Bins for the various types of construction material waste would typically be provided on-site by Burrtec, who would also transport the waste materials to the appropriate facilities for disposal. For future operations, Burrtec would offer a variety of trash collection and recycling services. It is anticipated that solid waste from future housing development facilitated by the Project would be disposed of at the landfill nearest the City: Mid-Valley Sanitary Landfill.

Future housing development facilitated by the Project would comply with applicable local, State, and federal regulations regarding solid waste, including those of the City of Rialto. Future housing development facilitated by the Project includes the California Integrated Waste Management Act of 1989 (AB 939), AB 1826, SB 2022, SB 1383, SB 1019, CalGreen Code §4.408, AB 341, and Rialto Code §18.108. Rialto Code §18.108 outlines policies and regulations regarding solid waste handling and recycling for both customers and collectors in the City. Compliance with the above-mentioned policies and programs would ensure that the future housing development facilitated by the Project would not conflict with federal, State, and local statutes and regulations related to solid waste. Furthermore, future housing development would be required to comply with the General Plan, which contains goals and policies related to solid waste and recycling management. Therefore, Project implementation would not generate solid waste in excess of State or local standards, or in excess of local infrastructure's capacity, or conflict with statutes and regulations related to solid waste. Impacts would be less than significant, and no mitigation is required.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA or MM are applicable to the proposed Project.

4.20 WILDFIRE

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildlife or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

IMPACT ANALYSIS

4.20a If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

4.20b If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

4.20c If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

4.20d If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. According to the CalFire Fire Hazard Severity Zone Map[42], the candidate housing sites are not within a State Responsibility Area (SRA) or a Very High Fire Hazard Severity Zone. Therefore, future housing development facilitated by the Project would result in no impact concerning wildfires, and no mitigation is required.

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MEASURES

No SCA or MM are applicable to the proposed Project.

[42] California Department of Forestry and Fire Protection. (2025). *Local Responsibility Area Fire Hazard Severity Zones, City of Rialto – San Bernardino*. Retrieved from: https://calfire.app.box.com/s/wahuw9ny7cgn89xpxh7092ur50r1pwvj/file/1810973577265. Access April 16, 2025.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Does the project:				
a) Have the potential to substantially 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, substantially 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?			X	
b) 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 the past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

IMPACT ANALYSIS

4.21a Have the potential to substantially 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, substantially 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?

Less Than Significant Impact. On the basis of the foregoing analysis, the proposed Project does not have the potential to significantly 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 or eliminate a plant or animal community, substantially 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.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. All future housing development facilitated by the Project would be required to adhere to all federal, state, and local requirements. The Project would not result in any direct environmental impacts that would substantially 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, substantially 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. Impacts are less than significant.

4.21b 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 the past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant Impact. State CEQA Guidelines §15065(a)(3) defines "cumulatively considerable" as times when "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." This document provides a programmatic analysis of the effects of future housing development facilitated by Project implementation.

The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project would be located within an urbanized area. Future housing development facilitated by the Project would occur as market conditions allow and at the discretion of the individual property owners, and does not propose changes to current land use designations and zoning. Based on these factors, and since all future housing development facilitated by the HEU would be subject to the City's development review process, the Project would not result in environmental effects, which are individually limited but cumulatively considerable.

4.21c Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?

Less Than Significant Impact. There are no known substantial adverse effects on human beings that would be caused by the proposed Project. The Project would not directly construct new housing but would facilitate housing development by implementing actions associated with the HEU. Future housing development facilitated by the Project would be located within an urbanized area. The HEU provides capacity for future housing development consistent with State Housing Law. The candidate housing sites are dispersed throughout the community to minimize the potential for adverse environmental impacts. The provision of additional housing in the City is intended to create adequate housing availability at all income levels. The creation of more economically and socially diverse housing choices is a goal of the HEU, intended to provide new housing opportunities for low-income households. Implementation of the HEU would provide additional housing options for a variety of income levels, as allocated by RHNA.

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Appendix A: Candidate Housing Sites Inventory

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ID	APN	Buildable Acreage	Vacant	Maximum Density (DU/AC)	Maximum Allowable Units	Opportunity Area
1	12758240	0.52	Yes	50	26	1 – Foothill Boulevard Specific Plan
2	12836120	1.15	Yes	50	57	1 – Foothill Boulevard Specific Plan
3	12836123	1.44	Yes	50	72	1 – Foothill Boulevard Specific Plan
4	12806150	5.26	No	50	263	1 – Foothill Boulevard Specific Plan
5	12807129	2.06	No	50	103	1 – Foothill Boulevard Specific Plan
6	24316104	0.73	No	50	36	1 – Foothill Boulevard Specific Plan
7	13006125	4.12	No	50	206	1 – Foothill Boulevard Specific Plan
8	13006118	0.85	No	50	42	1 – Foothill Boulevard Specific Plan
9	13317123	0.99	No	50	49	1 – Foothill Boulevard Specific Plan
10	24316105	1.65	No	50	82	1 – Foothill Boulevard Specific Plan
11	13339107	9.95	No	50	497	1 – Foothill Boulevard Specific Plan
12	13001336	0.51	No	50	25	1 – Foothill Boulevard Specific Plan
13	13317125	0.51	No	50	25	1 – Foothill Boulevard Specific Plan
14	12806143	1	No	50	50	1 – Foothill Boulevard Specific Plan
15	13317127	0.66	No	50	33	1 – Foothill Boulevard Specific Plan
16	12808144	1.26	No	50	63	1 – Foothill Boulevard Specific Plan
17	24316106	0.72	No	50	36	1 – Foothill Boulevard Specific Plan
18	13001346	1.38	No	50	69	1 – Foothill Boulevard Specific Plan
19	13046101	1.38	No	50	69	1 – Foothill Boulevard Specific Plan
20	13006113	0.83	No	50	41	1 – Foothill Boulevard Specific Plan
21	12857120	1.86	No	50	93	1 – Foothill Boulevard Specific Plan
22	12801145	1.88	No	50	94	1 – Foothill Boulevard Specific Plan
23	13006120	2	No	50	100	1 – Foothill Boulevard Specific Plan
24	12806144	2.43	No	50	121	1 – Foothill Boulevard Specific Plan
25	13006123	2.53	No	50	126	1 – Foothill Boulevard Specific Plan
26	12806129	4.05	No	50	202	1 – Foothill Boulevard Specific Plan
27	12801137	4.77	No	50	238	1 – Foothill Boulevard Specific Plan
28	12759139	8.04	No	50	402	1 – Foothill Boulevard Specific Plan
29	13002136	1.1	No	50	55	1 – Foothill Boulevard Specific Plan
30	13003115	1.16	No	50	58	1 – Foothill Boulevard Specific Plan
31	12758239	0.61	No	50	30	1 – Foothill Boulevard Specific Plan
32	12758229	0.66	No	50	33	1 – Foothill Boulevard Specific Plan
33	12757237	0.93	No	50	46	1 – Foothill Boulevard Specific Plan
34	12857119	1.81	No	50	90	1 – Foothill Boulevard Specific Plan
35	12760240	0.86	No	50	43	1 – Foothill Boulevard Specific Plan

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36	12757238	0.54	No	50	27	1 – Foothill Boulevard Specific Plan
37	12757239	1.8	No	50	90	1 – Foothill Boulevard Specific Plan
38	12857123	0.91	No	50	45	1 – Foothill Boulevard Specific Plan
39	13046107	0.53	No	50	26	1 – Foothill Boulevard Specific Plan
40	12801146	2.95	No	50	147	1 – Foothill Boulevard Specific Plan
41	12836116	0.6	No	50	30	1 – Foothill Boulevard Specific Plan
42	13003102	0.58	No	50	29	1 – Foothill Boulevard Specific Plan
43	13339108	0.62	No	50	31	1 – Foothill Boulevard Specific Plan
44	12758220	0.76	Yes	50	38	1 – Foothill Boulevard Specific Plan
45	12758231	0.55	No	50	27	1 – Foothill Boulevard Specific Plan
46	12760241	0.78	No	50	39	1 – Foothill Boulevard Specific Plan
47	12801142	1.71	No	50	85	1 – Foothill Boulevard Specific Plan
48	13041105	0.77	No	50	38	1 – Foothill Boulevard Specific Plan
49	13046116	2.11	No	50	105	1 – Foothill Boulevard Specific Plan
50	13005128	2.17	No	50	108	1 – Foothill Boulevard Specific Plan
51	13005151	2.07	No	50	103	1 – Foothill Boulevard Specific Plan
52	13315504	0.64	No	50	32	1 – Foothill Boulevard Specific Plan
53	13315505	0.51	No	50	25	1 – Foothill Boulevard Specific Plan
54	12759123	0.52	No	50	26	1 – Foothill Boulevard Specific Plan
55	12801144	0.55	No	50	27	1 – Foothill Boulevard Specific Plan
56	12758237	0.56	No	50	28	1 – Foothill Boulevard Specific Plan
57	13315502	0.59	No	50	29	1 – Foothill Boulevard Specific Plan
58	13006124	0.61	No	50	30	1 – Foothill Boulevard Specific Plan
59	13315501	0.63	No	50	31	1 – Foothill Boulevard Specific Plan
60	13316407	0.65	No	50	32	1 – Foothill Boulevard Specific Plan
61	12758241	0.66	No	50	33	1 – Foothill Boulevard Specific Plan
62	12836117	0.69	No	50	34	1 – Foothill Boulevard Specific Plan
63	12801147	0.77	No	50	38	1 – Foothill Boulevard Specific Plan
64	12857121	0.79	No	50	39	1 – Foothill Boulevard Specific Plan
65	12857122	0.84	No	50	42	1 – Foothill Boulevard Specific Plan
66	13041106	0.86	No	50	43	1 – Foothill Boulevard Specific Plan
67	13006121	0.87	No	50	43	1 – Foothill Boulevard Specific Plan
68	12806146	0.87	No	50	43	1 – Foothill Boulevard Specific Plan
69	13005149	0.92	No	50	46	1 – Foothill Boulevard Specific Plan
70	12806142	0.94	No	50	47	1 – Foothill Boulevard Specific Plan

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ID	APN	Buildable Acreage	Vacant	Maximum Density (DU/AC)	Maximum Allowable Units	Opportunity Area
71	13002120	0.94	No	50	47	1 – Foothill Boulevard Specific Plan
72	12757228	0.96	No	50	48	1 – Foothill Boulevard Specific Plan
73	12757229	0.82	No	50	41	1 – Foothill Boulevard Specific Plan
74	12757231	0.81	No	50	40	1 – Foothill Boulevard Specific Plan
75	12758230	0.55	No	50	27	1 – Foothill Boulevard Specific Plan
76	13005148	0.92	No	50	46	1 – Foothill Boulevard Specific Plan
77	13046208	1.74	No	50	87	1 – Foothill Boulevard Specific Plan
78	13316405	0.65	No	50	32	1 – Foothill Boulevard Specific Plan
79	13339119	0.82	No	50	41	1 – Foothill Boulevard Specific Plan
80	13339118	2.74	No	50	137	1 – Foothill Boulevard Specific Plan
81	12758221	0.62	Yes	50	31	1 – Foothill Boulevard Specific Plan
82	12836115	2.37	Yes	50	118	1 – Foothill Boulevard Specific Plan
83	12836118	0.92	No	50	46	1 – Foothill Boulevard Specific Plan
84	12836119	0.92	Yes	50	46	1 – Foothill Boulevard Specific Plan
85	12836121	0.92	Yes	50	46	1 – Foothill Boulevard Specific Plan
86	12836122	1.61	Yes	50	80	1 – Foothill Boulevard Specific Plan
87	12857125	1.61	Yes	50	80	1 – Foothill Boulevard Specific Plan
88	13046207	1.63	Yes	50	81	1 – Foothill Boulevard Specific Plan
89	13046102	2.03	Yes	50	101	1 – Foothill Boulevard Specific Plan
91	13001313	0.57	Yes	50	28	1 – Foothill Boulevard Specific Plan
92	13001312	0.57	Yes	50	28	1 – Foothill Boulevard Specific Plan
93	13006105	0.69	Yes	50	34	1 – Foothill Boulevard Specific Plan
94	24316113	0.67	Yes	50	33	1 – Foothill Boulevard Specific Plan
95	12806124	0.86	No	50	43	1 – Foothill Boulevard Specific Plan
96	12808143	1.12	Yes	50	56	1 – Foothill Boulevard Specific Plan
97	12808145	1.13	Yes	50	56	1 – Foothill Boulevard Specific Plan
98	13001311	1.13	Yes	50	56	1 – Foothill Boulevard Specific Plan
99	24316151	1.17	Yes	50	58	1 – Foothill Boulevard Specific Plan
100	13317109	1.25	Yes	50	62	1 – Foothill Boulevard Specific Plan
101	13001302	1.67	Yes	50	83	1 – Foothill Boulevard Specific Plan
102	13317131	2.08	No	50	104	1 – Foothill Boulevard Specific Plan
103	12807130	2.09	Yes	50	104	1 – Foothill Boulevard Specific Plan
104	24316110	2.1	Yes	50	105	1 – Foothill Boulevard Specific Plan
105	12801132	2.15	Yes	50	107	1 – Foothill Boulevard Specific Plan
106	12801133	2.23	Yes	50	111	1 – Foothill Boulevard Specific Plan

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ID	APN	Buildable Acreage	Vacant	Maximum Density (DU/AC)	Maximum Allowable Units	Opportunity Area
107	13317108	2.24	Yes	50	112	1 – Foothill Boulevard Specific Plan
108	13317107	2.43	Yes	50	121	1 – Foothill Boulevard Specific Plan
111	12857126	5.15	Yes	50	257	1 – Foothill Boulevard Specific Plan
400	13001316	0.46	Yes	50	23	1 – Foothill Boulevard Specific Plan
401	13002145	0.51	Yes	50	25	1 – Foothill Boulevard Specific Plan
112	12703201	0.76	Yes	50	38	2 – North Riverside Avenue
113	12709101	1.16	No	50	58	2 – North Riverside Avenue
114	12708104	1.12	No	50	56	2 – North Riverside Avenue
115	12708103	1.12	No	50	56	2 – North Riverside Avenue
116	12705308	0.51	No	50	25	2 – North Riverside Avenue
117	12704102	0.39	No	50	19	2 – North Riverside Avenue
118	12704143	0.48	No	50	24	2 – North Riverside Avenue
119	12705310	4.9	Yes	50	245	2 – North Riverside Avenue
402	26417135	1.02	Yes	50	51	2 – North Riverside Avenue
403	26417137	2.4	Yes	50	120	2 – North Riverside Avenue
404	26417144	0.33	Yes	50	16	2 – North Riverside Avenue
405	26417145	0.33	Yes	50	16	2 – North Riverside Avenue
406	26417146	0.39	Yes	50	19	2 – North Riverside Avenue
407	12711387	1.5	No	50	75	2 – North Riverside Avenue
408	26420124	5.36	No	50	268	2 – North Riverside Avenue
120	25404113	9.86	Yes	50	493	3 – Gateway Specific Plan
121	25404111	10.08	No	50	504	3 – Gateway Specific Plan
124	13022226	1.22	No	50	61	4 – Central Area Specific Plan
125	13022216	0.68	No	50	34	4 – Central Area Specific Plan
126	13022219	0.62	No	50	31	4 – Central Area Specific Plan
128	13014116	0.5	No	50	25	4 – Central Area Specific Plan
129	13022227	1.03	No	50	51	4 – Central Area Specific Plan
130	13022223	0.12	No	50	6	4 – Central Area Specific Plan
131	13022220	0.3	Yes	50	15	4 – Central Area Specific Plan
132	13022207	0.17	No	50	8	4 – Central Area Specific Plan
133	13022206	0.17	Yes	50	8	4 – Central Area Specific Plan
134	13014110	0.32	Yes	50	16	4 – Central Area Specific Plan
136	13028148	0.59	No	50	29	4 – Central Area Specific Plan
137	13028135	0.29	Yes	50	14	4 – Central Area Specific Plan
138	13027104	0.08	No	50	4	4 – Central Area Specific Plan

Appendix A – Candidate Housing Sites Inventory

ID	APN	Buildable Acreage	Vacant	Maximum Density (DU/AC)	Maximum Allowable Units	Opportunity Area
139	13027125	0.08	Yes	50	4	4 – Central Area Specific Plan
140	13027103	0.08	No	50	4	4 – Central Area Specific Plan
141	13027126	0.08	Yes	50	4	4 – Central Area Specific Plan
142	13027102	0.08	No	50	4	4 – Central Area Specific Plan
143	13027127	0.08	No	50	4	4 – Central Area Specific Plan
144	13027101	0.08	No	50	4	4 – Central Area Specific Plan
145	13028136	0.19	No	50	9	4 – Central Area Specific Plan
146	13027122	0.24	No	50	12	4 – Central Area Specific Plan
147	13027123	0.16	Yes	50	8	4 – Central Area Specific Plan
149	13027105	0.16	No	50	8	4 – Central Area Specific Plan
152	13027112	0.21	No	50	10	4 – Central Area Specific Plan
153	13027120	0.16	Yes	50	8	4 – Central Area Specific Plan
154	13027106	0.16	Yes	50	8	4 – Central Area Specific Plan
155	13028104	0.16	Yes	50	8	4 – Central Area Specific Plan
157	13028139	0.16	No	50	8	4 – Central Area Specific Plan
158	13027118	0.08	No	50	4	4 – Central Area Specific Plan
159	13028103	0.08	No	50	4	4 – Central Area Specific Plan
160	13028102	0.08	No	50	4	4 – Central Area Specific Plan
161	13027124	0.16	No	50	8	4 – Central Area Specific Plan
162	13025101	0.07	Yes	50	3	4 – Central Area Specific Plan
163	13025102	0.07	Yes	50	3	4 – Central Area Specific Plan
164	13025103	0.07	Yes	50	3	4 – Central Area Specific Plan
165	13025104	0.07	Yes	50	3	4 – Central Area Specific Plan
166	13025105	0.07	Yes	50	3	4 – Central Area Specific Plan
167	13025106	0.14	Yes	50	7	4 – Central Area Specific Plan
168	13025135	0.11	Yes	50	5	4 – Central Area Specific Plan
169	13025136	0.07	Yes	50	3	4 – Central Area Specific Plan
170	13025142	0.24	Yes	50	12	4 – Central Area Specific Plan
173	13023102	0.16	No	50	8	4 – Central Area Specific Plan
174	13023103	0.16	No	50	8	4 – Central Area Specific Plan
175	13023106	0.24	No	50	12	4 – Central Area Specific Plan
176	13023109	0.16	Yes	50	8	4 – Central Area Specific Plan
177	13023110	0.16	Yes	50	8	4 – Central Area Specific Plan
178	13023111	0.16	Yes	50	8	4 – Central Area Specific Plan
179	13023112	0.16	Yes	50	8	4 – Central Area Specific Plan

Appendix A – Candidate Housing Sites Inventory

ID	APN	Buildable Acreage	Vacant	Maximum Density (DU/AC)	Maximum Allowable Units	Opportunity Area
180	13023120	0.24	No	50	12	4 – Central Area Specific Plan
181	13023121	0.08	Yes	50	4	4 – Central Area Specific Plan
182	13023122	0.16	Yes	50	8	4 – Central Area Specific Plan
183	13023123	0.16	Yes	50	8	4 – Central Area Specific Plan
184	13023124	0.12	Yes	50	6	4 – Central Area Specific Plan
185	13023125	0.2	Yes	50	10	4 – Central Area Specific Plan
186	13023126	0.2	Yes	50	10	4 – Central Area Specific Plan
187	13023127	0.16	Yes	50	8	4 – Central Area Specific Plan
188	13027113	0.24	Yes	50	12	4 – Central Area Specific Plan
189	13027114	0.2	Yes	50	10	4 – Central Area Specific Plan
190	13027115	0.11	Yes	50	5	4 – Central Area Specific Plan
191	13027116	0.16	Yes	50	8	4 – Central Area Specific Plan
192	12715113	2.36	Yes	50	118	5 – Baseline Parcels
193	13302329	0.28	Yes	50	14	5 – Baseline Parcels
194	13302330	0.28	Yes	50	14	5 – Baseline Parcels
195	13302331	0.23	Yes	50	11	5 – Baseline Parcels
196	13302328	0.23	Yes	50	11	5 – Baseline Parcels
197	13302327	0.23	Yes	50	11	5 – Baseline Parcels
198	13302326	0.23	Yes	50	11	5 – Baseline Parcels
199	13302325	0.27	Yes	50	13	5 – Baseline Parcels
200	12728106	1	No	50	50	5 – Baseline Parcels
300	26421351	0.87	Yes	50	43	5 – Baseline Parcels
202	12732122	0.73	No	50	36	6 – Baseline Shopping Center
203	12732140	0.53	No	50	26	6 – Baseline Shopping Center
204	12731124	1.01	No	50	50	6 – Baseline Shopping Center
205	12726105	0.51	No	50	25	6 – Baseline Shopping Center
206	12732146	0.5	No	50	25	6 – Baseline Shopping Center
207	12732147	1.56	No	50	78	6 – Baseline Shopping Center
208	12732105	0.51	No	50	25	6 – Baseline Shopping Center
209	12731121	1.2	No	50	60	6 – Baseline Shopping Center
210	12726112	2.14	No	50	107	6 – Baseline Shopping Center
211	12726108	0.52	No	50	26	6 – Baseline Shopping Center
212	12731119	8.64	No	50	432	6 – Baseline Shopping Center
213	12732145	2.37	No	50	118	6 – Baseline Shopping Center
214	12726110	0.73	No	50	36	6 – Baseline Shopping Center

Appendix A – Candidate Housing Sites Inventory

ID	APN	Buildable Acreage	Vacant	Maximum Density (DU/AC)	Maximum Allowable Units	Opportunity Area
215	12732123	0.73	No	50	36	6 – Baseline Shopping Center
216	12732104	1.74	No	50	87	6 – Baseline Shopping Center
217	12732103	0.63	No	50	31	6 – Baseline Shopping Center
218	12726116	0.51	No	50	25	6 – Baseline Shopping Center
219	12731125	1.03	No	50	51	6 – Baseline Shopping Center
220	12731123	0.85	No	50	42	6 – Baseline Shopping Center
221	12725115	0.8	No	50	40	6 – Baseline Shopping Center
222	12725119	0.69	No	50	34	6 – Baseline Shopping Center
223	12725120	1.46	No	50	73	6 – Baseline Shopping Center
224	12725118	0.8	No	50	40	6 – Baseline Shopping Center
225	12725117	0.34	No	50	17	6 – Baseline Shopping Center
226	12725116	0.43	Yes	50	21	6 – Baseline Shopping Center
227	12725113	7.61	No	50	380	6 – Baseline Shopping Center
228	12725112	4.23	No	50	211	6 – Baseline Shopping Center
229	12725114	0.98	Yes	50	49	6 – Baseline Shopping Center
230	12726115	0.64	No	50	32	6 – Baseline Shopping Center
231	12726113	0.8	No	50	40	6 – Baseline Shopping Center
232	12726109	3.67	No	50	183	6 – Baseline Shopping Center
233	12726106	3.67	No	50	183	6 – Baseline Shopping Center
234	12726114	1.43	No	50	71	6 – Baseline Shopping Center
235	12726107	1.82	No	50	91	6 – Baseline Shopping Center
236	12726111	1.1	No	50	55	6 – Baseline Shopping Center
409	23930128	0.62	Yes	50	31	7 – Housing Opportunity Overlay
410	23930129	3.85	Yes	50	192	7 – Housing Opportunity Overlay
411	23930146	1.09	Yes	50	54	7 – Housing Opportunity Overlay
412	23930147	1.09	Yes	50	54	7 – Housing Opportunity Overlay
413	26401258	1.78	Yes	50	89	7 – Housing Opportunity Overlay
414	113332121	5	Yes	50	250	7 – Housing Opportunity Overlay
415	113321113	4.6	No	50	230	7 – Housing Opportunity Overlay
416	26421212	4.87	Yes	50	243	7 – Housing Opportunity Overlay
417	13320123	3.26	No	50	163	7 – Housing Opportunity Overlay
418	13204168	0.5	Yes	50	25	7 – Housing Opportunity Overlay
419	13204169	1.06	Yes	50	53	7 – Housing Opportunity Overlay
420	26401248	5.58	Yes	50	279	7 – Housing Opportunity Overlay
421	23934113	1.34	Yes	50	67	7 – Housing Opportunity Overlay

Appendix A – Candidate Housing Sites Inventory

ID	APN	Buildable Acreage	Vacant	Maximum Density (DU/AC)	Maximum Allowable Units	Opportunity Area
422	113328105	2.54	Yes	50	127	7 – Housing Opportunity Overlay
423	113328106	2.49	Yes	50	124	7 – Housing Opportunity Overlay
424	26401224	0.45	Yes	50	22	7 – Housing Opportunity Overlay
425	113309135	0.54	Yes	50	27	7 – Housing Opportunity Overlay
426	113310112	0.23	Yes	50	11	7 – Housing Opportunity Overlay
427	113328102	0.39	Yes	50	19	7 – Housing Opportunity Overlay
428	113310130	0.34	Yes	50	17	7 – Housing Opportunity Overlay
429	13002321	0.139	Yes	50	6	7 – Housing Opportunity Overlay
430	13002341	0.141	Yes	50	7	7 – Housing Opportunity Overlay
431	13002339	0.218	Yes	50	10	7 – Housing Opportunity Overlay
432	13004317	0.176	Yes	50	8	7 – Housing Opportunity Overlay
433	13006127	2.63	Yes	50	131	7 – Housing Opportunity Overlay
434	13031203	2.48	Yes	50	124	7 – Housing Opportunity Overlay