

**INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION FOR
OLIVE GROVE RESIDENTIAL
TENTATIVE TRACT MAP (TTM 20728)**

Prepared For:

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

Prepared By:

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1.0 INTRODUCTION

Independently reviewed, analyzed and exercised judgment in making the determination, by the Rialto Planning Division pursuant to Section 21082 of the California Environmental Quality Act (CEQA).

CEQA requires the preparation of an Initial Study when a proposal must obtain discretionary approval from a governmental agency and is not exempt from CEQA. The purpose of the Initial Study is to determine whether or not a proposal, not except from CEQA, qualifies for a Negative Declaration (ND) or whether or not an Environmental Impact Report (EIR) must be prepared.

Pursuant to Section 15367 of the State of California *Guidelines for Implementation of the California Environmental Quality Act* (CEQA Guidelines), the City of Rialto (City) is the Lead Agency under the California Environmental Quality Act (CEQA). The City has primary responsibility for compliance with CEQA and consideration of the Proposed Project.

1. **Project Title:** Olive Grove Residential Tentative Tract Map (TTM 20728)
2. **Lead Agency Name:** City of Rialto
Planning Division
150 South Palm Avenue
Rialto, CA 92376
3. **Contact Person:** Daniel Casey, Senior Planner
Phone Number: (909) 820-2525
4. **Project Location:** River Ranch Parkway between Powell Drive and N. Sycamore Avenue
(see Figure 1-*Regional Vicinity Map* and Figure 2-*Project Vicinity Map*)
5. **Geographic Coordinates of Project Site:** 34°08'28.50"N 117°22'06.03"W
6. **USGS Topographic Map:** San Bernardino North 7.5-Minute USGS Topographic Quadrangle
7. **Public Land Survey System:** Township 1 North, Range 5 West, Section 26, SBBM
8. **Thomas Guide Location:** Map 575, Grid H3, 2013 San Bernardino & Riverside Counties
9. **Assessor Parcel Number:** 0264-032-21
10. **General Plan Land Use Designations:** Residential 6 (low density)
11. **Zoning Designation:** Single Family Residential (R-1A).
12. **Description of Project:** Rialto Olive Grove Partners, LLC (Applicant) is requesting approval of a General Plan Amendment (GPA) to change the existing land use designation of Residential 6 to Residential 12, and a Zone Change (ZC) to change the existing zoning of Single Family Residential (R-1A) to Multiple Family (R-3) to allow for the establishment of a Tentative Tract Map (TTM 20728) for single family residential development on a 4.15-acre site (see Figure 3-*Proposed Tentative Tract Map*).

The TTM proposes 29 lots of approximately 2,200 square feet each in the proposed R-3 zone, to include 15,698 square feet represented on the map as Lot F for open space, and amenities (to be determined) pursuant to the City of Rialto Municipal Code Chapter 18.22: R-3 Multiple Family Zone, Section 18.22.030: Development Standards. There will also be 69,990 square feet of open space on the west side of the tract shown as Lot D, as well as a combined 2,705 square feet of open space shown as Lots B, C, and E. (see TTM Figure 3 for precise locations). Other Project-related improvements will include 11,086 square feet of landscaping (approximately 16.40 percent site coverage), paving, drainage improvements, and roadway improvements. Access to the Project Site would be provided by a 26-foot internal roadway accessed from River Ranch Parkway.

This Initial Study addresses the potential impacts of the Proposed Project including all associated discretionary actions and approvals required to implement the Proposed Project.

- 13. Surrounding Land Uses and Setting:** The 4.15-acre Project Site is currently vacant and is designated Residential 6 (2.1-6 dwelling units/acre) and zoned R-1A. The Proposed Project consists of 29 single-family residential lots (approximately 7 du/ac) and would therefore require a GPA to Residential 12 and a ZC to Multiple Family (R-3). The Project Site is bordered by single-family residential uses to the north/northeast, south/southwest and west, and River Ranch Parkway to the east/southeast. The former Vulcan Materials Company Quarry is located to the east and is currently used for stockpiling aggregate resources mined from another location. The old quarry site is currently under San Bernardino County planning review for development of a warehousing facility. Surrounding land use designations, zoning and existing land uses are listed in Table 1 below.

**Table 1:
Surrounding Land Use Designations and Zoning**

	Land Use	Zoning	Existing Land Use
Project Site	Residential 6	Single Family Residential (R-1A)	Vacant
North	Open Space Recreation, Residential 6, with Lytle Creek Specific Plan Overlay	Lytle Creek Ranch Specific Plan	Single Family Residential
East	Open Space Resources (Rialto Sphere of Influence)	Lytle Creek Ranch Specific Plan (Rialto Sphere of Influence)	Former Quarry used for Aggregate Materials Stockpiling
South	Residential 6	Single Family Residential (R-1A)	Single Family Residential
West	Residential 6	Single Family Residential (R-1A)	Single Family Residential

14. Other agencies whose approval is required (e.g., permits, finance approval, or participation agreement):

- California Regional Water Quality Control Board, Santa Ana Region (RWQCB – Santa Ana Region, General Construction Permit, Storm Water Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES)
- City of Rialto discretionary actions:
 - Approval of a General Plan Amendment (GPA)
 - Approval of a Zone Change (ZC)
 - Approval of Tentative Tract Map (TTM 20728)
 - Approval of a Precise Plan of Design
 - Approval of a Water Quality Management Plan for Compliance with City’s NPDES General Construction Permit

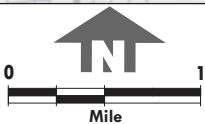
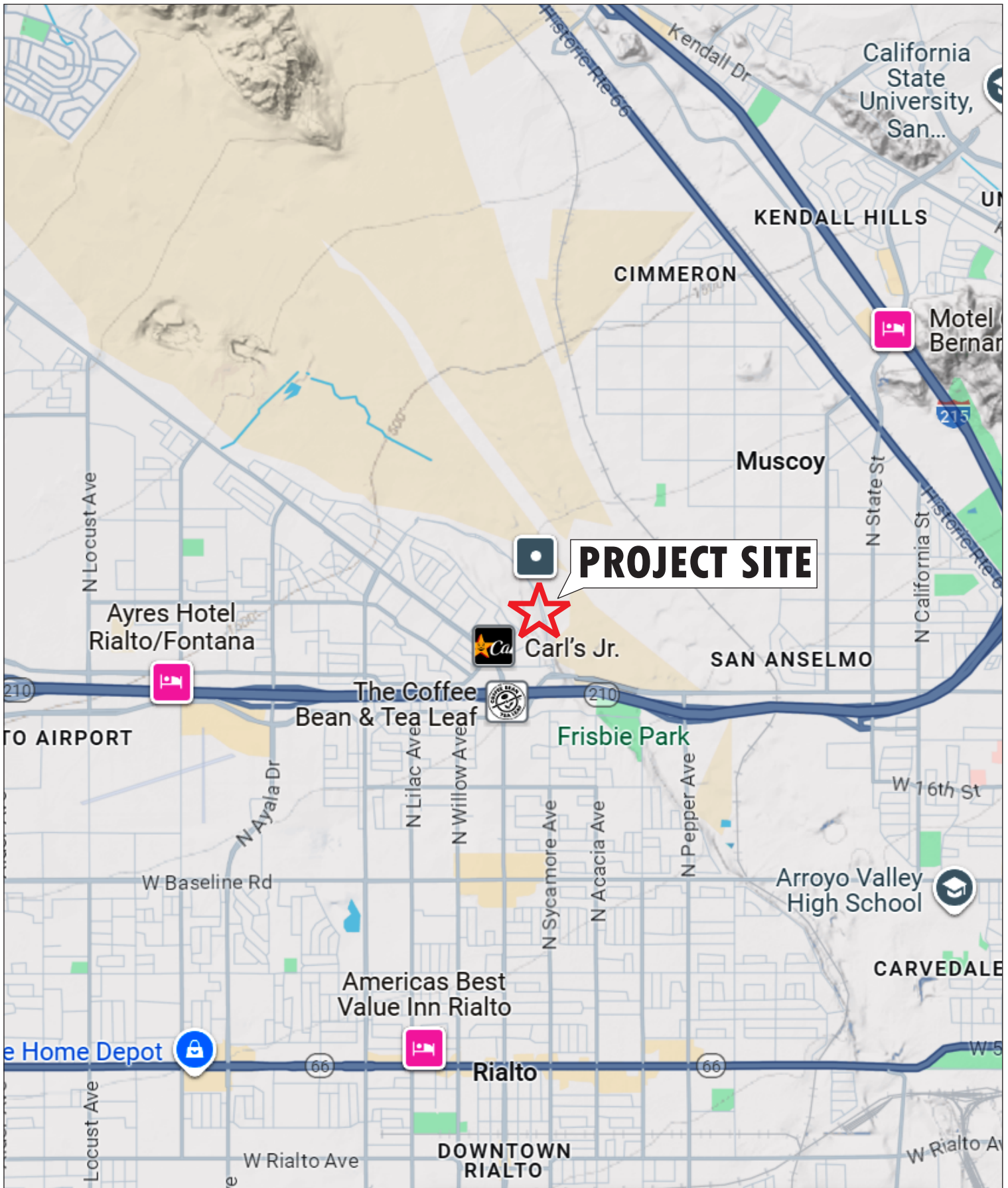
15. *Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?*

On May 12, 2025, the City of Rialto mailed notification letters pursuant to AB52 to the following tribes (see Appendix K): Rincon Band of Luiseño Indians, Pala Band of Mission Indians, Soboba Band of Luiseño Indians, Quechan Tribe of Fort Yuma Reservation, Santa Rosa Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (also known as San Manuel Band of Mission Indians), Ramona Band of Cahuilla, Serrano Nation of Mission Indians, Torres-Martinez Desert Cahuilla, Pechanga Band of Indians, Cahuilla Band of Indians, Augustine Band of Cahuilla Mission Indians, Gabrieleño-Tongva Nation, Cabazon Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Gabrieleño Band of Mission Indians - Kizh Nation, Los Coyotes Band of Cahuilla and Cupeño Indians, Gabrieleño-Tongva San Gabriel Band of Mission Indians, Gabrieleño Tongva Indians of California Tribal Council, Morongo Band of Mission Indians, Gabrieleño-Tongva Tribe, and Gabrieleño Tongva Indians of California Tribal Council. Requests for consultations were due to the City by June 11, 2025. Table 2 below shows a summary of comments and responses.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Table 2: AB-52 Consultation Summary

Name of Tribe	Date of Notification Letter	Date of Consultation (If requested)	Conclusion
Morongo Band of Mission Indians (MBMI)	May 12, 2025	August 20, 2025	Consultation requested. Mitigation provided
Yuhaaviatam of San Manuel Nation (YSMN)	May 12, 2025	May 22, 2025	Consultation requested. Mitigation provided

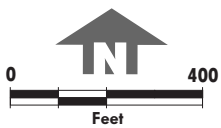


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REGIONAL VICINITY

Olive Grove Residential TTM
City of Rialto, California

FIGURE 1



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VICINITY MAP

Olive Grove Residential TTM
City of Rialto, California

FIGURE 2

1.1 EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on twenty-one (21) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
3. Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: (List the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self-monitoring or as requiring a Mitigation Monitoring and Reporting Program.

1.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| ☐ Aesthetics | ☐ Agriculture & Forestry Resources | ☐ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☐ Energy |
| ☒ Geology / Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology / Water Quality | ☐ Land Use / Planning | ☐ Mineral Resources |
| ☒ Noise | ☐ Populations / Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☒ Tribal Cultural Resources |
| ☐ Utilities / Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

1.3 ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study, the City of Rialto Environmental Review Committee finds:

- ☐ 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 would 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.
- ☐ 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 impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Planner/Signature

Date

Printer Name / Title

2.0 PROJECT DESCRIPTION

2.1 PURPOSE OF THIS DOCUMENT

The purpose of this Initial Study is to identify potential environmental impacts associated with a Proposed Project development consists of a 29-lot residential subdivision on approximately 4.15-acres located off of River Ranch Parkway between N. Sycamore Avenue and Powell Avenue. This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

Pursuant to Section 15367 of the State CEQA Guidelines, the City of Rialto is the Lead Agency in the preparation of this Initial Study. The City has primary responsibility for approval or denial of this project. The intended use of this Initial Study is to provide adequate environmental analysis related to project construction and operational activities of the Proposed Project.

2.2 PROJECT LOCATION

The Project Site is located on River Ranch Parkway and west of the former Vulcan Materials Company. The Project Site occurs in Township 1 North, Range 5 West, and Section 26 of the San Bernardino North 7.5-Minute USGS Topographic Quadrangle.

2.3 PROJECT DESCRIPTION

Gerald W. Beard Realty, Inc. (Applicant) is requesting approval of a General Plan Amendment (GPA) to change the existing land use designation of Residential 6 (R6) to Residential 12 (R12), and a Zone Change (ZC) to change the existing zoning of Single Family Residential (R-1A) to Multiple Family (R-3) to allow for the subdivision of a Tentative Tract Map on a 4.15-acre site, Assessor's Parcel Number (APN) 0264-032-21. The tract map includes 29 lots of approximately 2,200 square feet each and 15,698 square feet represented by Lot F as an open space, amenity area pursuant to the City of Rialto Municipal Code Chapter 18.22: R-3 Multiple Family Zone, Section 18.22.030: Development Standards). There will also be 69,990 square feet of open space on the west side of the tract shown as Lot D, as well as a combined 2,705 square feet of open space shown as Lots B, C, and E. (see TTM figure 3).

General Plan Designation and Zoning

The Project Site is within the Residential 6 Land Use District and is currently zoned Single Family Residential (R-1A). According to the City of Rialto General Plan, a Residential 6 allows for two to six dwelling units per acre. The Project Site is approximately 4.15 acres and is anticipated to develop 29 residential units. Thus, the Proposed Project would have 6.98 residential units per acre and would be inconsistent with the current Residential 6 land use designation.

Therefore, to allow for the Proposed Project, the approval of a General Plan Amendment (GPA) to change the existing land use designation of Residential 6 to Residential 12, and a Zone Change (ZC) to change the existing zoning of Single Family Residential (R-1A) to Multiple Family (R-3)

to allow for the construction and operation of a 29-lot Tentative Tract Map on a 4.15-acre site would be required.

2.4 EXISTING CONDITIONS AND SURROUNDING LAND USES

The Project Site consists of APN 0264-032-21. Mature trees and nonnative shrubs and grasses are the primary existing vegetation within the Project Site boundaries. The site topography has an average elevation of 1396 feet above mean sea level (amsl) and slopes toward the northeast. The Proposed Project would plan to have a paved east facing accessway from River Ranch Parkway which would provide access to the site.

Surrounding properties are primarily composed of single-family residences, which occur to the north/northeast, south/southwest and west of the Project Site. Other developed uses in the vicinity include the Vulcan Materials Company former quarry used for aggregate stockpiling located approximately 250 feet east of the Project Site. San Bernardino County is considering an application to redevelop the site for warehousing.

2.5 INTENDED USE OF THIS DOCUMENT

This Initial Study addresses the potential impacts of the Proposed Project, as well as those of the associated discretionary actions and approvals required to implement the Proposed Project, and those of subsequent construction and operational activities.

3.0 ENVIRONMENTAL CHECKLIST

I. AESTHETICS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the Project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
a) Less than Significant. The City of Rialto General Plan identifies the views of the San Gabriel and San Bernardino Mountains as backdrops for creating scenic vistas throughout the City. The San Bernardino Mountains are located to the northeast and the San Gabriel Mountains are located to the northwest of the Project Site. In accordance with City of Rialto General Plan Goal 2-14: Protect scenic vistas and scenic resources, the City recognizes the following policies: Policy 2-14.1: Protect views of the San Gabriel and San Bernardino Mountains by ensuring that building heights are consistent with the scale of surrounding, existing development. Policy 2-14.2: 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. Policy 2-14.3: Ensure use of building materials that do not produce glare, such as polished metals or reflective windows. According to the City of Rialto General Plan, protecting natural scenic views help develop a “sense of place.” In order to protect scenic vistas, the City takes great care in ensuring				

that building heights and scale of projects do not hinder or impede scenic views. In addition, building materials in such locations are carefully selected so as to not produce glare or other distracting occurrences.

The Project Site is located in an area with views of the San Bernardino Mountains and the San Gabriel Mountains. The Project Site is surrounded by single-family residences to the north, south, and west, and a building materials supplier to the east. The City of Rialto Municipal Code Section 18.22.030 states that the maximum building height shall be three stories, and not exceeding thirty-five feet; future homes on-site would be a maximum height of approximately 28 feet and would not exceed two-stories. Therefore, because the Proposed Project adheres to the City's policies, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant.** The Project Site contains a mixture of ruderal disturbed vegetation, bare ground, and European olive trees. Results from the biological surveys indicate that the site has been highly disturbed by the surrounding developments. Additionally, the Project Site is not located adjacent to or within the vicinity of a designated State Scenic Highway. The nearest officially designated State Scenic Route as identified by the San Bernardino Countywide Plan: NR-3 Scenic Routes & Highways Map is Lytle Creek Canyon Drive, located approximately five miles northwest of the Project Site.¹ No known significant scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings exist on or within the vicinity of the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- c) **Less than Significant.** The Project Site is in an urban area surrounded by residential and industrial uses. The Proposed Project includes a ZC to R-3 and GPA to Residential 12, The Proposed Project would not conflict with any City Development Codes or other regulations. Implementation of the Proposed Project would provide additional housing for the benefit of the City and surrounding community. Future architectural plans would be reviewed by the Planning Commission to ensure the future residential development would contribute to the existing visual character of the surrounding area of the Project Site. The Proposed Project would change the current aesthetics of the vacant parcel, but this change would not be substantially degrading as current residential uses surround three sides of the Project Site. Therefore, no significant impacts are identified or are anticipated, and no mitigation measures are required.
- d) **Less than Significant.** Occupation of the future residential units would result in an increase in indoor and outdoor illumination when compared to the current use of the site, which is currently vacant. The Proposed Project will be developed to be consistent with the City of Rialto's Municipal Code 18.61.140 – Lighting, which requires among other things, that all exterior lighting be coordinated as to style, material, and color and designed to avoid spillover glare beyond the site boundaries. Neutral and earthtone color lighting fixtures with other appropriate measures to conceal the light source from adjoining properties and adjacent street used by the public are also required.² In addition,

¹ San Bernardino Countywide Plan: NR-3 Scenic Routes & Highways Map. Accessed on June 25, 2024.

² City of Rialto Municipal Code 18.61.140 - Lighting. Accessed on 1/20/2023.

discretionary actions for the Proposed Project by the City of Rialto includes approval of a Precise Plan of Design. The Proposed Project is not anticipated to have a substantial adverse effect on light or glare affecting a scenic vista. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	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. Will 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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
d) Result in loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒
a) No Impact. The Department of Conservation's Farmland Mapping and Monitoring Program identifies the northwestern portion of the Project Site as "Urban and Built-Up Land" in its California Important Farmland Finder.³ Urban and Built-Up land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The southeastern portion of the Project Site is classified as "Grazing Land."⁴ Grazing Land is identified as land on which the existing vegetation is suited to the grazing of livestock. Based on the aerial photographs, the property was utilized for agriculture and consisted of an olive tree grove since the 1930s. By 1966, some of the olive trees had been cleared, with more clearing visible on the 1968 aerial photograph. Aerial imagery illustrates that the number of olive trees decreases with each subsequent year, especially within the northeast portion of the property. By 1980, residential development is present southwest of the property⁵. Therefore, the Project Site has not been identified as being historically used as grazing land. According to the Farmland Mapping and Monitoring Program no prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or in its immediate vicinity. Development of the Project Site would not convert farmland to a non-agricultural use. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required. b) No Impact. According to the San Bernardino County Assessor, no Williamson Acts are located within the Project Site.⁶ The City of Rialto's Zoning Map identifies the Project Site being located within the R-1A zone and within the Residential 6 land use designation. The Proposed Project would include a ZC that will change the existing zoning from R-1A to R-3 and a GPA that would change the site's Residential 6 to Residential 12. With approval of the GPA and ZC, the Proposed Project would be consistent with the Rialto General Plan.				

³ California Department of Conservation. California Important Farmland Finder. Accessed on June 25, 2024.

⁴ California Department of Conservation. California Important Farmland Finder. Accessed on June 25, 2024.

⁵ Cultural Resources Study for the Olive Grove Project, p. 1.0-15, -16, BFS Environmental Services, August 16, 2024.

⁶ San Bernardino County Assessor. Parcels Under Open Space Contract Report. Accessed on June 25, 2024.

Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

- c) **No Impact.** Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. The Project Site is within an urbanized area, therefore, neither forest nor timberland land uses occur in the vicinity of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** The Project Site is in an urbanized area and does not support forest land. Implementation of the Proposed Project would not convert forest land to non-forest use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- e) **No Impact.** The Project Site does not support agricultural or forest land uses that would be lost as a result of the Proposed Project implementation. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

III. AIR QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Will the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in substantial emissions (such as odors or dust) adversely affecting a substantial number of people?	☐	☐	☒	☐

- a) **Less than Significant.** The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most

recent AQMP (AQMP 2022) was adopted by the SCAQMD on December 2, 2022. The 2022 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2020 Regional Transportation Plan/Sustainable Communities Strategy, any updated emission inventory methodologies for various source categories.

A project would be inconsistent with the AQMP if:

1. It does not comply with the approved general plan; or
2. It uses a disproportionately large portion of the forecast growth increment (change population or employment levels).

The Proposed Project would require the approval of a GPA from Residential 6 to Residential 12, and a ZC from Single Family Residential (R-1A) to Multiple Family (R-3).

An evaluation of potential air quality impacts related to the existing designated use (low density single-family residential) and the proposed higher density single family residential use was prepared. The California Emissions Estimator Model (CalEEMod) recommended by the SCAQMD for all general development projects within the SCAB was used to estimate project emissions. Operational emissions for the Proposed Project and a lower density Single Family use were estimated using CalEEMod version 2022 (Proposed Project CalEEMod outputs refer to Appendix A and low-density Single Family Residential CalEEMod outputs (existing refer to Appendix A-1). Table III-1 and Table III-2 illustrate operational emissions associated with the existing land use designation and the Proposed Project.

As shown in Table III-1, operational impacts resulting from either the low-density single family residential use or the Proposed Project's higher density single family residential use would not exceed SCAQMD thresholds.

Table III-1
Operational Emissions
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Existing GPA/Zoning	8.4	1.5	20	0.05	3.1	2.0
Proposed Project	10.1	1.77	24.6	0.06	3.69	2.47
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2022 Max Emissions

Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). GHGs are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O), fluorinated gases such as

hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF6). Water vapor is excluded from the list of GHGs because it is short lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

**Table III-2
Greenhouse Gas Operational Emissions
(Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R
Existing GPA/Zoning	347	0.27	0.01	0.47
MTCO ₂ e ²	358			
Proposed Project	419	0.3	0.0	0.6
MTCO ₂ e ²	433			
SCAQMD Threshold	3000			
Significance	No			

Source: CalEEMod.2022 Annual Emissions
Excludes construction emissions amortization.

As shown in Table III-2, Greenhouse Gas Emissions (GHG) would not exceed SCAQMD's threshold of 3,000 MTCO₂e for either development under existing General Plan/Zoning designations, or under those proposed (Refer to Section VIII: GHG for additional information). Consequently, the Proposed Project would not result in a conflict or obstruction to the implementation of the AQMP.

- b) **Less than Significant.** The Proposed Project's construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2022 prepared by the SCAQMD (see Appendix A). CalEEMod was utilized to estimate the on-site and off-site emissions. The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. The resulting emissions generated by construction of the Proposed Project are shown in Table III-3, which represent maximum construction emissions.

As shown in Table III-3, construction emissions during the years 2025 and 2026 would not exceed SCAQMD thresholds. Impacts would be less than significant, and no mitigation measures would be required.

**Table III-3
Maximum Construction Emissions
(Pounds per Day)**

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2025	0.8	7.3	8.8	0.0	0.6	0.4
2026	1.2	1.7	2.4	0.0	0.1	0.1
SCAQMD Threshold	75	100	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod 2022

Compliance with SCAQMD Rules 402 and 403

Although the Proposed Project does not exceed SCAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable SCAQMD rules and regulations as the SCAB is in non-attainment status for ozone and suspended particulates (PM₁₀ and PM_{2.5}).

The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures (BACMs) for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies (BACTs) for area sources and point sources. The BACMs and BACTs would include, but not be limited to the following:

1. The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - (a) The Project Proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being graded shall be watered regularly (2x daily) to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
 - (b) The Project Proponent shall ensure that all disturbed areas are treated to prevent erosion until the site is constructed upon.
 - (c) The Project Proponent shall ensure that landscaped areas are installed as soon as possible to reduce the potential for wind erosion.
 - (d) The Project Proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

During construction, exhaust emissions from construction vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, would increase NO_x and PM₁₀ levels in the Applicant/Contractor would be required to implement the following conditions as required by SCAQMD:

2. To reduce emissions, all equipment used in grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
3. The Project Proponent shall ensure that existing power sources are utilized where feasible via temporary power poles to avoid on-site power generation during construction.
4. The Project Proponent shall ensure that construction personnel are informed of ride sharing and transit opportunities.
5. All buildings on the Project Site shall conform to energy use guidelines in Title 24 of the California Administrative Code.
6. The operator shall maintain and effectively utilize and schedule on-site equipment in order to minimize exhaust emissions from truck idling.
7. The operator shall comply with all existing and future California Air Resources Board (CARB) and SCAQMD regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

Operational emissions are categorized as area (operational use of the Project), energy (generation and distribution of energy to the end use), and mobile (vehicle trips). The operational mobile source emissions were calculated in accordance with the Trip Generation Analysis prepared by Ganddini Group, Inc. in August 2024 (refer to Appendix J). The Proposed Project is anticipated to generate approximately 273 daily trips.

The anticipated total daily trips were input into the CalEEMod Version 2022 model to estimate the operational mobile source emissions. Emissions associated with the Proposed Project's estimated vehicle trips were modeled and are listed in Table III-4 and Table-III-5, which represent summer and winter operational emissions, respectively.

**Table III-4
Summer Operational Emissions
(Pounds per Day)**

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Mobile	1.1	0.9	8.2	0.0	1.6	0.4
Area	9.0	0.6	16.4	0.0	2.1	2.0
Energy	0.0	0.2	0.1	0.0	0.0	0.0
Totals (lbs/day)	10.1	1.7	24.6	0.1	3.7	2.5
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022 Summer Operational Emissions.

**Table III-5
Winter Operational Emissions
(Pounds per Day)**

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	1.0	0.9	6.9	0.0	1.6	0.4
Area	8.9	0.6	14.7	0.0	2.1	2.0
Energy	0.0	0.2	0.1	0.0	0.0	0.0
Totals (lbs/day)	9.9	1.8	21.8	0.1	3.7	2.5
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022 Winter Operational Emissions.

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. Impacts are anticipated to be less than significant, and no mitigation measures would be required.

The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less than Significant.** Sensitive receptors include residential land uses, schools, day care centers, and other places where people reside, including prisons. The Proposed Project is adjacent to residential developments to the north, west, and south. The Proposed Project would require a GPA to change the existing land use designation of Residential 6 (2.6 du/ac) to Residential 12 (6.1-12 du/ac), and a ZC to change the existing zoning of Single Family Residential (R-1A) to Multiple Family (R-3). The Proposed Project would develop 29 housing units on a 4.15-acre site, which would result in approximately 7 du/ac. Emissions were analyzed for both the existing and the Proposed Project's anticipated air quality emissions. As demonstrated in Table III-1 above, the Proposed Project's emissions would be well below the SCAQMD emission thresholds. Additionally, the emissions associated with the construction of the Proposed Project would be temporary in nature, and substantial pollutant concentrations would not result. Thus, in accordance with the SCAQMD methodology, because the Proposed Project does not exceed the SCAQMD criteria, the Proposed Project would not be anticipated to significantly add to the overall cumulative impact. The Proposed Project does not exceed thresholds of significance as noted in response III a) above and therefore is considered less than significant.
- d) **Less than Significant.** The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities; and the temporary storage of domestic solid waste (refuse) associated with the Proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-

generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City of Rialto's solid waste regulations. The Proposed Project would be also required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Have substantial adverse effects, 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 Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

- a) **Less than Significant with Mitigation.** A Biological Resources Assessment and Jurisdictional Delineation dated July 2024 was prepared for the Proposed Project by

Jennings Environmental, LLC (Jennings) (see Appendix C). The Project Site is currently vacant, and is surrounded by single-family residences to the north, south, and west, and a building materials supplier to the east. Based on Jennings site visit, the site was found to be highly disturbed and showed signs of grading, disking, staging of construction materials, disposing of construction materials, and vegetation management.

Vegetation:

The vegetation on-site consists of a mixture of Upland mustards or star-thistle fields (*Brassica nigra* - *Centaurea (solstitialis, melitensis)*) Herbaceous Semi-Natural Alliance, European olive trees (*Olea europaea*), and ruderal/disturbed vegetation and bare ground. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed on-site or documented to occur on-site in the relevant databases. No other sensitive species were observed within the Project area or buffer area.

Wildlife:

Several birds and animal species were seen or heard during the survey. Species observed or otherwise detected on or in the vicinity of the Project Site during the surveys included house finch (*Haemorhous mexicanus*), house sparrow (*Passer domesticus*), and northern mockingbird (*Mimus polyglottos*) (a complete list of species is provided in Appendix C). Since there is some habitat within the Project Site and adjacent area that is suitable for nesting birds in general, **Mitigation Measure BIO-1** would be implemented.

Burrowing Owl (BUOW) – Special Species of Concern (SSC)

The Project Site is highly disturbed with compacted soils. The conditions present onsite are not suitable for BUOW. The assessment survey was structured, in part, to detect BUOW, which has been observed in the near vicinity of the Project Site (within 5 miles). The survey consisted of walking transects spaced to provide 100 percent visual coverage of the Project Site. The result of the survey was that no evidence of BUOW was found in the survey area. No BUOW pellets, feathers, or whitewash were found. No burrowing owl individuals were observed. Therefore, no further surveys are recommended or warranted.

San Bernardino Kangaroo Rat (SBKR) – Endangered (Federal State)

The Project Site is highly disturbed with compacted soils. The conditions present onsite are not suitable for SBKR. Additionally, the site has been completely isolated from the hydrological and fluvial processes of Lytle Creek by the construction of a levee to protect the development to the north and the quarry site to the east.

The Project Site does not contain the vegetation classifications that are typically required of this species. There was some deerweed (*Acmispon glaber*), California croton (*Croton californicus*), California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), horseweed (*Erigeron canadensis*), and doveweed (*Croton setigerus*), present within the site. However, they were sparse in numbers and no longer the dominant vegetation type.

The surface soil conditions are loamier and stonier than would be considered suitable for SBKR, with no sand lenses⁷ observed. The Project Site is highly disturbed in the forms previously mentioned. The site is also isolated from existing populations of SBKR within Lytle Creek by the surrounding development.

Therefore, Jennings determined that SBKR populations are absent from the Project Site due to previous long-term historical disturbances, fragmentation of the site from sources of colonizers by surrounding development, the small size of the site making a self-sustaining SBKR population unlikely, lack of kangaroo rat evidence, and the overall poor quality of the habitat. Therefore, nothing further is required.

Mitigation Measure

- BIO-1:** Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.
- b) **No Impact.** Based on a July 2024 site visit, the Project Site does not contain any riparian habitat, nor exhibit characteristics of other sensitive habitats. Therefore, the Proposed Project would not 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 CDFW or USFWS. Furthermore, the Proposed Project would not have a substantial adverse effect on federally protected wetlands as none occur on-site. No impacts are identified, and no mitigation measures are required.
- c) **No Impact.** As part of the Biological Resources Assessment (Appendix C), the Project Site was reviewed for any drainage features that could be jurisdictional. Conclusions of the report are that there are no streams, channels, washes, or swales that meet the definitions of Section 1600 of the State of California Fish and Game Code (FGC) under the jurisdiction of the CDFW, Section 401 ("Waters of the State") of the Clean Water Act (CWA) under the jurisdiction of the Regional Water Quality Control Board (RWQCB), or "Waters of the United States" (WoUS) as defined by Section 404 of the CWA under the jurisdiction of

⁷ The geologic term of "lens" is classified as a geologic deposit bounded by converging surfaces (at least one of which is curved), thick in the middle and thinning out toward the edge, resembling a convex lens. Definition obtained from mindat.org

the U.S. Army corps of Engineers (Corps) within the Project Site. Therefore, no permit, certification, or agreement is required from the Corps, RWQCB, or CDFW. No impacts are identified, and no mitigation measures are required.

- d) **No Impact.** The Project Site does not contain any corridors associated with the movement of any native resident or migratory fish or wildlife species. Additionally, the biological resources survey did not identify any native wildlife nursery sites in the vicinity of the Project Site. Therefore, the Proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors. No impacts are identified or are anticipated, and no mitigation measures are required.
- e) **No Impact.** The habitat on-site has little native vegetation and primarily consists of non-native upland mustards or star-thistle fields (*Brassica nigra* – *Centaurea (solstitialis, melitensis)* Herbaceous Semi-Natural Alliance), European olive trees (*Olea europaea*) and ruderal/disturbed vegetation and bare ground. The City of Rialto does not have a tree preservation policy or ordinance; however, in accordance with City of Rialto General Plan Goal 2-17: Provide high-quality and environmentally sustainable landscaping, the City recognizes the following policies:

Policy 2-17.1: Require the planting of street trees along public streets and inclusion of trees and landscaping for private developments to improve airshed minimize urban heat island effect and lessen impacts of high winds.

Policy 2-17.2: Require all new development to incorporate tree plantings dense enough to shade and beautify residential and commercial areas.

Policy 2-17.3: Require the use of drought-tolerant, native landscaping and smart irrigation systems for new development lower overall water usage.

The Project Site contains non-native vegetation and non-protected ornamental trees. The Proposed Project does not conflict with any tree preservation policy or ordinance. Therefore, no impacts are identified, and no mitigation measures are required.

- f) **No Impact.** The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the CDFW California Natural Community Conservation Plans (August 2023), or as shown in the City of Rialto General Plan.⁸ Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

Impacts to Biological Resources would be less than significant with implementation of Mitigation Measure BIO-1.

⁸ California Department of Fish and Wildlife. California Natural Community Conservation Plans. August 2023. Accessed July 2024.

V. CULTURAL RECOURES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

- a) **Less than Significant with Mitigation.** A Cultural Resources Study (see Appendix D) dated August 16, 2024, was prepared by BFSA Environmental Services (BFSA). Based on the Cultural Resources Study, the Project Site was historically utilized for agriculture, specifically containing an olive tree grove, through the 1960s. Based on aerial photographs, the Proposed Project appears vacant except for numerous remnant olive trees throughout the property. Residential developments to the southwest of the subject property were constructed in the 1970s, and the residential subdivisions to the north/northeast began development between 2020 and 2021.

An archaeological records search was conducted by BFSA at the SCCIC at CSU Fullerton. The SCCIC records search identified five previously recorded resources, all historic, within one half mile of the Project Site. Of the resources identified during the records search, one resource site was recorded adjacent to the subject property. The site contained remnants of the Fontana Spreading Grounds built in 1932 by the Fontana Union Water Company. When recorded, it was noted that the site included rows of shallow ditches and that site disturbances included stream channelization, roads, dike construction, and the remodeling of the ditches. In 2004, Michael Brandman and Associates (MBA) conducted extensive research of the site and evaluated the resource as not eligible for the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) (Dice et al. 2004).

BFSA's field survey recounted disturbances to the Project Site which included a small, cleared gravel covered area within the northwest corner, a clearing of almost all vegetation within the northeast corner, and modern trash scattered throughout the property. Additionally, poured concrete and fencing associated with an adjacent residence extends onto the subject property, and aerial images suggest it was constructed in approximately 2019. The survey did not result in the identification of any historic or prehistoric cultural resources within the project.

Although the survey did not locate any historical resources within the Proposed Project, aerial imagery and the survey results demonstrate that the property has been previously impacted by agricultural use since as early as the 1930s. Based upon a review of historic aerials, some clearing has occurred within the property; however, the level of such impacts is not known. The dense vegetation, limited visibility during the survey, and current state of the area appear to have affected the potential to discover any surface scatters of artifacts. Therefore, given the limited visibility during the survey coupled with the property's location near natural sources of water (Lytle Creek), the potential for inadvertent historically significant discoveries during initial grading still exists and it is recommended that the Proposed Project be allowed to proceed with a condition of approval for archaeological monitoring. Therefore, with the implementation of the following Mitigation Measure would reduce potential impacts to less than significant.

Mitigation Measure

CUL-1: In the event of an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources. If the discovered resource is associated with the prehistoric Native American occupation of this area, a Native American representative from a local tribe should be contacted to review and participate in the evolution of the discovered resource. The qualified archaeologist shall notify the City of the discovery, and subsequently the property owner shall be notified of the discovery.

If the resource is significant, the qualified archaeologist shall submit an Archaeological Data Recovery Program (ADRP) to the lead agency to review and approve. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. If the resource is not significant, the archaeologist shall submit a letter to the City indicating that artifacts will be collected, curated, and documented in the final monitoring report. The letter shall also indicate that no further work is required. Therefore, with the implementation of Mitigation Measure **CUL-1**, the Proposed Project would be anticipated to result in a less than significant impact.

- b) **Less than Significant.** BFSA requested a Sacred Lands Files (SLF) search from the Native American Heritage Commission (NAHC) to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within one mile of the project. The SLF search has been returned with positive results for the potential sites or locations Native American importance within the vicinity.

Additionally, an archaeological records search was conducted by BFSA at the SCCIC at CSU Fullerton. The SCCIC records search did not identify any other potential archeological resources within the subject property. Nonetheless, given the limited visibility during the Proposed Projects field survey coupled with the property's location near natural sources of water (Lytle Creek), the potential for inadvertent archaeological

discoveries during initial grading still exists and it is recommended that the project be allowed to proceed with a condition of approval for archaeological monitoring. Therefore, the implementation of Mitigation Measure **CUL-1** would reduce potential impacts to less than significant.

- c) **Less than Significant with Mitigation.** The discovery of human remains is always a possibility during ground-disturbing activities. Therefore, possible significant adverse impacts have been identified or anticipated, and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level of less than significant.

Mitigation Measure

CUL-2: Should human remains and/or cremations be encountered during any earthmoving activities, all work shall stop immediately in the area in which the find(s) are present (no less than 100-ft radius area around the remains and project personnel will be excluded from the area and no photographs will be permitted), and the County of San Bernardino Coroner will be notified. The City of Rialto and the Project Proponent shall also be informed of the discovery. The coroner will determine if the bones are historic/archaeological or a modern legal case. The coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.

All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological. Therefore, with the implementation of Mitigation Measure **CUL-2**, the Proposed Project would be anticipated to result in a less than significant impact.

Impacts to Cultural Resources would be less than significant with implementation of **Mitigation Measures CUL-1, and CUL-2.**

VI. ENERGY

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

a) **Less than Significant Impact.**

Fuel

During the construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicles used, number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would result from the use of delivery vehicles and trucks, construction equipment, and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Based on output from CalEEMod 2022 (see Appendix A), the Proposed Project construction activities would consume an estimated 30,173.77 gallons of diesel fuel for operation of heavy-duty equipment. Tables VI-1 and VI-2 show the modeled fuel consumption for all construction activities as outlined in Appendix E.

Table VI-1 shows that all phases of the project would be anticipated to utilize 30,173.77 gallons of fuel.

Based on Table VI-2, fuel consumption from construction vendor (material delivery) trips is anticipated to be approximately 1,268 gallons.

**Table VI-1
Construction Equipment Fuel Consumption Estimates**

Phase	Number of Days	Offroad Equipment Type	Amount	Hours per Day	Horsepower	Load Factor	Total Fuel Consumption (gal diesel fuel) ⁹
Demolition	20	Concrete/Industrial Saws	1	8	33	0.73	226.64
	20	Rubber Tired Dozer	2	8	367	0.4	2485.03
	20	Excavators	3	8	36	0.38	386.10
Site Preparation	5	Rubber Tired Dozer	3	8	367	0.4	931.89
	5	Tractors/Loaders/Back hoes	4	8	84	0.37	292.40
Grading	8	Graders	1	8	148	0.41	205.44
	8	Excavators	1	8	36	0.38	46.32
	8	Rubber Tired Dozer	1	8	367	0.4	497.01
	8	Tractors/Loaders/Back hoes	3	8	84	0.37	350.88
Building Construction	230	Cranes	1	7	367	0.29	9064.54
	230	Forklifts	3	8	82	0.2	5323.05
	230	Generator Sets	1	8	14	0.74	1120.87
	230	Tractors/Loaders/Back hoes	3	7	84	0.37	8826.84
	230	Welders	1	8	46	0.45	2239.57
Paving	18	Pavers	1	8	81	0.42	288.05
	18	Paving Equipment	2	6	89	0.36	366.10
	18	Rollers	2	6	36	0.38	173.75
	18	Tractors/Loaders/Back hoes	1	8	84	0.37	263.16
Architectural Coating	18	Air Compressors	1	6	37	0.48	112.78
Total Fuel Used in Gallons							30,173.77

Source: CalEEMod 2022

⁹ United States Environmental Protection Agency. 2018. Exhaust and Crankcase Emission Factors for Nonroad Compression-Ignition Engines in MOVES2014b. July 2018. Available at: <https://nepis.epa.gov/Exe/ZyPDF.cgi?Dockey=P100UXEN.pdf>

**Table VI-2
Construction Trips Fuel Consumption Estimates**

Worker Trips				
Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Fuel Used (gallons)¹
Demolition	20	15	18.5	231.25
Site Preparation	5	18	18.5	69.38
Grading	8	15	18.5	92.50
Building Construction	230	11	18.5	1950.21
Paving	18	20	18.5	277.50
Architectural Coating	18	3	18.5	41.63
Total Construction Worker Fuel Consumption				2,662.46
Vendor Trips				
Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Fuel Used (gallons)
Building Construction	230	4	10.2	1268.11
Total Construction Vendor Fuel Consumption				1,268.11

Source: Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2022 defaults. United States Department of Transportation, Bureau of Transportation Statistics. 2018. National Transportation Statistics 2018. Available at: <https://www.bts.gov/sites/bts.dot.gov/files/docs/browse-statistical-products-and-data/national-transportation-statistics/223001/ntentire2018q4.pdf>.

As shown in Table VI-2, all construction worker trips (light duty autos) are estimated to use approximately 2,662 gallons of fuel. The fuel consumption from construction vendor trips (light duty autos) is anticipated to be approximately 1,268 gallons.

Construction worker, vendor, and hauling truck fuel consumption values are based on CalEEMod's default data for vehicles miles traveled (VMT). Construction would represent a "single event" diesel and gasoline fuel resources. Impacts related to transportation energy use during construction would be temporary and would not require the additional use of energy supplies or the construction of new infrastructure.

During the operation of the Proposed Project, fuel consumption would result from resident vehicle trips. Project vehicle miles traveled (VMT) were modeled with an automobile fuel efficiency of 24 miles per gallon and 7 miles per gallon. Due to the unpredictability of automotive fuel efficiencies throughout the operation of the Proposed Project, analyzing vehicles with a fuel efficiency ranging between 24mpg and 7mpg evaluates the Proposed Project's anticipated fuel consumption rates at a worst-case scenario setting. As a result, the Proposed Project would be anticipated to utilize approximately 73,727 gallons of fuel per year based on the project's future residents' 799,110 miles driven annually.

Trip generation and VMT generated by the Proposed project were considered less than significant. The Proposed Project does not include uses or operations that would inherently result in excessive or wasteful vehicle trips and VMT or associated wasteful vehicle energy consumption. It is not expected to result in a substantial demand for energy that would require expanded supplies or the construction of other infrastructure or expansion of existing facilities.

Electricity

Southern California Edison (SCE) currently provides electrical service to the Project area. The demand for electricity associated with the Proposed Project would be for operation of the 29 residential units. In 2022, the Residential Sector of the Southern California Edison planning area consumed 39400.222464 GWh of electricity.¹⁰ Based on the CalEEMod emission output tables for the Proposed Project, the estimated electricity demand is 0.220679 GWh, which would account for approximately 0.0005601 percent of total electricity consumption of the SCE Planning Area (refer to Appendix A for CalEEMod model output). Furthermore, the project design and materials would comply with the applicable Building Energy Efficiency Standards. Prior to issuance of a building permit, the City of Rialto shall review and verify that the project plans demonstrate compliance with the current version of the Building Energy Efficiency Standards. The Proposed Project would also be required to adhere to CALGreen, which establishes planning and design standards for sustainable site development, and energy efficiency. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Natural Gas

Southern California Gas Company currently provides natural gas service to the project area. In 2022, the Residential Sector of the Southern California Gas Company planning area consumed 2275.170830 million therms of natural gas.¹¹ Based on the CalEEMod emission output tables for the Proposed Project, the estimated natural gas demand is 9,074.02 therms of natural gas. The Proposed Project's estimated annual electricity consumption compared to the 2022 annual natural gas consumption of the overall Residential Sector in the Southern California Gas Company Planning Area would account for approximately 0.0003988 percent of total natural gas consumption. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant.** Project design and operation would comply with the County of San Bernardino Greenhouse Gas Emissions Reduction Plan and the State Building Energy Efficiency Standards related to appliance efficiency regulations, and green building standards. The Proposed Project would not conflict with any applicable plan, policy or regulation adopted to reduce GHG emissions, including Title 24, AB 32, and SB 32. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and therefore no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

¹⁰ <https://ecdms.energy.ca.gov/Default.aspx>. Accessed August 2024.

¹¹ <https://ecdms.energy.ca.gov/Default.aspx>. Accessed August 2024.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	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? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (1994) creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

- a)
- i) **Less than Significant.** The Project Site is located in seismically active southern California with numerous fault systems in the region. According to the California Geological Survey (CGS) and the City of Rialto General Plan, Safety Element Exhibit 5.4. *Seismic Hazards*, the Project Site is located within an Alquist-Priolo Earthquake Fault Zone, with the San Jacinto active fault trace running through the center of the subject parcel.¹²

Regulatory

Under the Alquist-Priolo Earthquake Fault Zoning Act, enacted in 1972, 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 trace be subject to additional geologic investigations to identify potential hazards and building design considerations to ensure seismic safety.¹³ Technical guidance is provided by the Rialto Municipal Code. Title 18 of the Municipal code provides codes as they relate to zoning for Faults and Floods; the code outlines methods to reduce losses from these disasters.¹⁴

As mentioned above the Project Site is located within a designated Alquist-Priolo Earthquake Fault Zone and has a fault trace running lengthwise through the center of the subject parcel. During its design life, the site is expected to experience moderate to strong ground motions from earthquakes on regional and/or nearby causative faults. With adherence to City/County local codes, 2022 California Building Code, the latest requirements of the Structural Engineers Association of Southern California, and any other applicable building standards, and the City of Rialto Local Hazard Mitigation Plan, the Proposed Project would not cause adverse effects relating to seismic-related ground failure.

In order to be in compliance with the City of Rialto Safety Element Goal 5-5 which states: Minimize impacts to public health, safety, and welfare as a result of seismic and geologic hazards, Projects must adhere to the following Policies as necessary:

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.

¹² California Department of Conservation. California Geological Survey, Earthquake Zones of Required Investigation. [Earthquake Zones of Required Investigation](#) Accessed on 11/18/24.

¹³ City of Rialto General Plan, Safety Element 2023

¹⁴ [Multi-Hazard-Mitigation-Plan-PDF](#)

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.

Policy 5-5.3: Require seismic retrofits for major renovations in accordance with Building Code provisions. Additionally, when supporting revitalization or rehabilitation of substandard housing, seismic retrofits as needed, such as for unreinforced masonry buildings.

Findings

Based on the *Geotechnical and Fault-Finding Investigation* prepared by GeoSoils, Inc. (GSI) August 18, 2022 (Appendix F), geotechnical engineering and slope stability analysis, with review of previous geotechnical studies for the adjoining and nearby properties, residential development within the Proposed Project site appears feasible from a geotechnical viewpoint.

In summary GSI's findings include:

- The advancement of one (1) fault finding trench, approximately 80 feet in length, extending across the property. Based on the current geological assessments, GSI concludes that sufficiently active Holocene faults likely do not exist onsite.
- The potential for surface fault rupture, seismic slope instability, and subsidence to affect the site is considered low.
- Removal of all undocumented artificial fill, surficial colluvium/topsoil, and near-surface weathered young alluvial fan deposits will be necessary prior to fill placement, in areas proposed for settlement-sensitive improvements. Actual depths of removals will be evaluated in the field during grading by the geotechnical consultant.
- Due to the nature of the earth materials encountered onsite, localized oversized rock materials (i.e., greater than 12 inches in diameter) are anticipated during rough grading, which will require specialized placement techniques.
- Due to the potential for low cohesion materials and surficial instability, the outer 15 feet of cut slopes (as measured horizontally from the slope face), if constructed, may need to be stabilized and replaced with compacted fill.
- Adverse geologic features that would preclude project feasibility (e.g., landslides, active faulting, shallow groundwater, etc.) were not encountered.

In their report GSI concluded that no fault related features were exposed in the subsurface probes that may affect the current study area, and the investigation also disclosed no evidence of surface faulting/displacement of Holocene sediments. Accordingly, based on their findings it is reasonably judged that sufficiently active

Holocene faults are not present onsite, and lie offsite and further east. As such, the potential for surface rupture onsite is considered low.

As mentioned above, the Project Site is located within a designated Alquist-Priolo Earthquake Fault Zone and has a mapped fault trace running lengthwise through the center of the subject parcel. During its design life, the site is expected to experience moderate to strong ground motions from earthquakes on regional and/or nearby causative faults. With adherence to City/County local codes, 2022 California Building Code, the latest requirements of the Structural Engineers Association of Southern California, and recommendations presented in Appendix F, with applicable building standards, and the City of Rialto Local Hazard Mitigation Plan (LHMP), the Proposed Project would not cause adverse effects relating to seismic-related ground failure. Therefore, less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- ii) **Less than Significant.** The City of Rialto, as is the case for most of Southern California, is located within a seismically active region. Faults and earthquakes present direct hazards from fault rupture and ground shaking as well as indirect hazards. The effect of seismic shaking on future structures and land development projects within the City may be mitigated by adhering to adopted building code standards. The 2022 California Building Code regulates the design and construction of foundations, building frames, retaining walls, excavations, and other building elements to mitigate the effects of seismic shaking and adverse soil conditions. The Project will also be required to show compliance with the City of Rialto Local Hazard Mitigation Plan (LHMP). Therefore, less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- iii) **Less than Significant.** Liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as a viscous fluid. In general, liquefaction is unlikely to occur in most areas of Rialto except where there are sandy soils and a high-water table in the areas near the Santa Ana River. The Lytle Creek Wash is approximately 0.5 miles to the east of the Project Site and the Santa Ana River is approximately 6.3 miles south of the Project Site; thus, the potential for liquefaction is considered low. However, the Project Site has not been identified as being susceptible to liquefaction by the city of Rialto. However, according to the San Bernardino County Countywide Plan Hazards Element Map HZ-2 Liquefaction & Landslides, the Project Site is within a general landslide susceptibility area.

Development of the Project Site would take place in accordance with the applicable requirements listed in the 2022 California Building Code and the buildings and construction requirements of the City of Rialto Municipal Code and LHMP. Also, based on the GSI Investigation, the generally granular and coarse nature of onsite soils, the anticipated removal of low density near surface soils and compacted fill placement, appropriate foundation design, and the depth to regional groundwater,

the potential for liquefaction to affect the site is considered low. Therefore, less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- iv) **Less than Significant Impact.** The Project Site has not been evaluated by CGS for landslide hazards. However, according to the San Bernardino County Countywide Plan Hazards Element Map HZ-2 Liquefaction & Landslides, the Project Site is not within a liquefaction & Landslide susceptibility area. However, the GSI Investigation indicates that localized areas of the ascending onsite slope to the west, identified as the Rialto Bench, are mapped to have a low to moderate generalized landslide susceptibility. As such, the study has included a slope stability analysis of the existing onsite natural slope configuration. Based on the GSI review and analyses, it is their opinion that construction below the natural slope is feasible from a geotechnical viewpoint, provided the following recommendations are incorporated into the design and construction of the project:

- Approximately 2 to 7 feet of loose surficial soils (colluvium/topsoil deposits) exist near the toe of the natural ascending slope, above or near anticipated retaining walls, roadway, or building pads areas. Extra care should be used when grading or cutting any natural slope area, such that adverse slope stability and drainage is not created.
- Concrete v-ditches should be considered near the top of the natural slope and constructed near the tops of any retaining walls to mitigate the potential for water to flow over, or over-top the retaining walls and cause additional erosion or potential surficial failures.
- Concentrated slope drainage should be directed away from slopes and structures, in accordance with the recommendations of the design engineer.
- All other drainage, slope maintenance, and planting/landscape recommendations contained in Appendix F should be adhered to.

Less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant.** During the development of the Project Site, which would include disturbance of approximately 4.15 acres, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. The SWPPP is prepared by the Construction Contractor and a Notice

of Intent is submitted to the Regional Water Quality Control Board prior to initiation of ground-disturbing activities. Adherence to the BMPs is anticipated to ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- c) **Less than Significant.** According to the GSI Geotechnical Investigation the site vicinity and review of readily available data indicate that the site area may be subsiding owing to down-faulting along bordering fault zones, or regional groundwater withdrawal. The main subsidence zone is located near San Bernardino, which is approximately 6 miles southeast of the site. Areal subsidence generally occurs at the transition condition between materials of substantially different engineering properties (i.e., bedrock and alluvium), or active faults. At the site, no potential for this transition condition appears to exist; however, active faults transect the adjoining site. Groundwater pumping induced drawdown and aquifer-system compaction were identified as the most likely cause of the land subsidence in the affected area. The main areas of known subsidence lie several miles to the southeast of the subject site. Regardless, the potential for subsidence to affect the site is considered low to perhaps moderate. Therefore, less than significant impacts can be expected or anticipated, and no mitigation measures are required.
- d) **Less than Significant.** Expansive soils are fine-grained silts and clays which are subject to swelling and contracting. The amount of this swelling and contracting is subject to the amount of fine-grained clay materials present in the soils and the amount of moisture either introduced or extracted from the soils. According to the United States Department of Agriculture Web Soil Survey (WSS), the soils at the Project Site are made up of Tujunga loamy sand (TuB). The Tujunga series consists of very deep, somewhat excessively drained soils that formed in alluvium from granitic sources. Tujunga soils are on alluvial fans and floodplains, including urban areas. Loam, a combination of clay, sand, and silt, is often regarded as one of the best soils for building. It absorbs water and dries out at a steady rate. There's much less expansion and contraction with loam than with clay.¹⁵ Accordingly, there is "very low" expansion potential. Therefore, no impacts are expected to be less than significant, and no mitigation measures are required.
- e) **No Impact.** The Proposed Project would connect to the existing sewer system. No septic tanks or alternative wastewater disposal is proposed. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- f) **Less than Significant with Mitigation.** The *Paleontological Assessment for the Olive Grove Project* prepared by BFS&A Environmental Services, August 16, 2024 as well as the City of Rialto's General Plan does not identify the Project Site as an area including paleontological resources. As a result of the field survey conducted on August 7, 2024 no paleontological resources, or evidence indicating the presence of paleontological resources, were identified. Also, very coarse sedimentary deposits, such as those at the project, usually do not have a high potential to yield fossils, since their rapid, catastrophic

¹⁵ USDA soil series, Web Soil Survey, [Web Soil Survey](#)

mode of deposition and destructive nature are usually not favorable conditions for the preservation of animal remains. Furthermore, the geologically very young age of the deposits, as young as historic, precludes the presence of fossilized remains. Therefore, the presence of modern and Holocene-aged alluvial deposits at the project, their coarse consistency, and the lack of any known fossil specimens or fossil localities near the project support the conclusion that paleontological monitoring is *not* recommended during earth disturbance activities at the Olive Grove Project. A Paleontological Resource Impact Mitigation Program (PRIMP) is not warranted.

While fossil specimens are not associated with the younger Quaternary deposits, the older deposits have been known to yield specimens. Therefore, earthmoving activities may uncover resources. To ensure that the construction and operation of the Proposed Project does not destroy a unique paleontological resource or site or unique geologic feature the following mitigation measure shall be implemented:

Mitigation Measure

PAL-1: In the event fossil specimens are unearthed, the Project Proponent shall have a paleontological consultant assess the specimens and report to the City of Rialto. If the consultant and City concur, a paleontological monitoring program shall be implemented for the remainder of earth moving activities.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
a) Less than Significant. Gases that absorb and re-emit infrared radiation in the atmosphere are called greenhouse gases (GHGs). GHGs are present in the atmosphere naturally and can be released by natural sources (such as oceanic water vapor), or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced climate change include carbon dioxide (CO ₂), methane (CH ₄), nitrous oxides (N ₂ O), fluorinated gases such as hydrofluorocarbons (HFCs) and perfluorocarbons (PFCs), and sulfur hexafluoride (SF ₆). Water vapor is excluded from the list of GHGs because it is short lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.				

Greenhouse gas emissions during project construction and operation were screened using CalEEMod version 2022. The emissions incorporate certain design reduction strategies. These design reduction strategies could include methods such as improving the Projects Site's walkability by providing sidewalks. The CalEEMod outputs used to estimate construction and operational greenhouse gas emissions are provided in Table VIII-1 and Table VIII-2 below. The Proposed Project's emissions are compared to SCAQMD draft screening threshold of 3,000 MTCO₂e.

For the construction phase of the Proposed Project, GHG emissions are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, SCAQMD recommends calculating the total GHGs for the construction activities, dividing it by a 30-year project life then adding that number to the annual operational phase GHG emissions. Therefore, construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions.

**Table VIII-1
Greenhouse Gas Construction Emissions
(Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O
2025	273	0.0	0.0
2026	73.1	0.0	0.0
Total	346.1		
Amortized 30 years	11.5		
SCAQMD Threshold	3,000		
Significant	No		

Source: CalEEMod.2022 Annual Emissions.

**Table VIII-2
Greenhouse Gas Operational Emissions
(Metric Tons per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O
Mobile	295	0.0	0.0
Area	6.4	0.0	0.0
Energy	101	0.0	0.0
Water	10.9	0.0	0.0
Waste	2.5	0.25	0.0
Total	419.3		
Amortized 30 years (Construction)	14		
MTCO₂e	433		
SCAQMD Threshold	3,000		
Significant	No		

Source: CalEEMod.2022 Annual Emissions.

As shown in Table VIII-1 and Table VIII-2, the Proposed Project's emissions would not exceed the SCAQMD's 3,000 MTCO₂e screening threshold of significance during either

construction or operation. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant.** The City has adopted the Rialto Climate Adaptation Plan, which outlines goals to reduce energy consumption and GHG emissions to become a more sustainable community. The Proposed Project would be required to comply with the applicable building codes which include energy conservation measures mandated by the Title 24 of the California Building Standards Code and the California Green Building Standards. Because Title 24 standards require energy conservation features in new construction, these standards indirectly regulate and reduce GHG emissions. California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The more recent 2022 standards went into effect January 1, 2023.

Additionally, the Proposed Project would comply with the City's General Plan policies and State Building Code provisions designed to reduce GHG emissions. The Proposed Project would also comply with all SCAQMD applicable rules and regulations during construction and operation and would not interfere with the State's AB 32 goals. Therefore, the Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted,	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐
a) Less than Significant. The Proposed Project is a residential development of 29 lots. Construction of the Proposed Project would require the routine transport, use, storage, and disposal of limited quantities of common household hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. All materials required during construction would be kept in compliance with State and local regulations and BMPs. Although these materials could be stored on-site during construction activities, the Proposed Project would be required to comply with the guidelines established by the Storm Water Pollution Prevention Plan (SWPPP) developed by the contractor and submitted to the RWQCB. The management of hazardous materials during the Proposed Project's construction phase would not result in a significant impact.				
Operations would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. Impacts from operations would be less than significant. Hazardous materials are highly regulated in California, including the methods in which they are transported, used and stored. As a residential subdivision the Proposed Project would not result in the transport, use or storage of significant quantities of hazardous materials. Additionally, implementation of the SWPPP would include BMPs to control and abate potential pollutants. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.				
b) Less than Significant. Through the construction process, any hazardous materials used on-site would be handled and stored in accordance with all federal, State and City regulations. As noted in response a), residences would store and use various chemicals for routine housekeeping and landscaping maintenance. However, none of these chemicals would be used in sufficient quantities to pose a threat to humans or the environment. Because quantities of hazardous materials used and stored on-site would be minimal, a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials is not anticipated. Additionally, any hazardous materials would be delivered, handled and stored in compliance with all federal, State, County and City regulations. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.				

- c) **No Impact.** Highbanks Elementary School is located approximately 1/2-mile west of the Project Site. No schools are currently planned for any nearer to the Project Site. As noted above, the Project would construct lots for future residential development that would use various chemicals for routine housekeeping and landscaping maintenance. Through compliance with City, County, State, and federal regulations the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that would impact any schools or planned schools within one-quarter mile of the Project Site. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- d) **Less than Significant.** The Project Site was not found on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system. However, there was a military evaluation conducted on an adjacent parcel (0261-802-01) located directly north of the Project Site. Based on the EnviroStor database, the site was owned by the Department of War in 1942, which acquired a total of 2,822.15 acres that was generally located five miles north of the City of Rialto and ten miles northeast of the City of Fontana. Later, the Farm Credit Administration assumed custody over the acreage in 1946, and the acreage was then subdivided into industrial and residential uses.

Nonetheless, the military evaluation did not occur within the Project Site boundaries and the Proposed Project was not found on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the Proposed Project would not create a significant hazard to the public or the environment. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- e) **No Impact.** The Project Site is located approximately 7.5 miles northwest of the San Bernardino International Airport. The second closest accessible airport would be the Ontario International Airport, located approximately 14.4 miles southwest of the Project Site. Implementation of the Proposed Project would not result in a safety hazard related to airport land uses for people residing or working in the area. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- f) **No Impact.** The Project Site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. The Project Site's access from River Ranch Parkway would provide acceptable ingress and egress routes for residents as well as for potential emergency vehicles. River Ranch Parkway is not classified as an emergency evacuation route in the City General Plan or Countywide Plan. However, the Project Site is approximately 0.2 miles north of the 210 Freeway, which is classified as an evacuation route in the Countywide Plan.¹⁶ Additionally, during construction and long-term operation, the contractor would be required to maintain adequate access for emergency vehicles as required by the City. The Proposed Project would not interfere with an adopted emergency response or evacuation plan; therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

¹⁶ San Bernardino Countywide Plan. PP-2 Evacuation Routes. Accessed on June 26, 2024.

- g) **Less than Significant.** Based on the San Bernardino County Policy Plan Hazards Element map HZ-5: Fire Hazard Severity Zones, the Proposed Project is within a “Very High” Fire Hazard Severity Area (VHFHSZ).¹⁷ Nonetheless, the Proposed Project would be required to comply with the City’s Building Code Standards and Municipal Code Chapter 15.28 Fire Code to lessen wildfire risks.¹⁸ Additionally, the Proposed Project is not directly adjacent to any wildland areas. As previously stated, wildland fire hazards are areas of concern where development is adjacent to wildland areas, particularly in north Rialto. The nearest fire station is Station 202, located approximately 0.7 miles south of the Project Site.

The Proposed Project would not expose people or structures to significant risk or loss, injury, or death involving wildland fires. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin?	☐	☐	☒	☐
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;	☐	☐	☒	☐
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 stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐

¹⁷ [HZ-5 Fire Hazard Severity Zones](#) Accessed December 5, 2024

¹⁸ City of Rialto Municipal Code. Chapter 15.28 – Fire Code. Accessed from https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.28FICO . Accessed on August 13, 2024.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or substantial groundwater management plan?	☐	☐	☒	☐

- a) **Less than Significant.** The Proposed Project would be subject to the National Pollution Discharge Elimination System (NPDES) permit requirements. The Proposed Project would disturb 4.15 acres and is therefore subject to the National Pollution Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State of California's General Construction permit include removal of vegetation, grading, excavating, or any other activities that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of the SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct, and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

A Water Quality Management Plan (WQMP) (Appendix D-1) was prepared for the Project in order to demonstrate compliance with the requirements of the City of Rialto and the NPDES Areawide Stormwater Program. Mandatory compliance with the Proposed Project's WQMP, in addition to compliance with NPDES Permit requirements and implementation of all BMPs described in Section 4 of Appendix D-1, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. The WQMP includes the design of an infiltration system with catch basins that will have filter inserts installed to remove sediment, debris, and other pollutants of concern from any on-site storm flows prior to the flows being infiltrated into the groundwater. A Final WQMP is subject to approval by the Rialto Engineering Department to ensure stormwater discharges do not violate any water quality standards. Therefore, implementation of the Proposed Project is not expected to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Impacts are expected to be less than significant based on review and approval of a WQMP prepared for the Project.¹⁹

¹⁹ Water Quality Management Plan, Morlok Civil Engineering & Consulting (Appendix D-1)

- b) **Less than Significant.** The Project Site is located within the service area of the City of Rialto. Rialto is expected to experience moderate increases in water consumption due to population increases and implementation of water conservation efforts. Per capita consumption rates are expected to remain in compliance with the Water Conservation Act 2009 (SB X7-7). Future water use projections must consider significant factors on water demand, such as development and/or redevelopment, and climate patterns, among other less significant factors which affect water demand. Although redevelopment is expected to be an ongoing process, it is not expected to significantly impact water use since the City's service area is near "built-out" condition.

The City of Rialto municipal water system generally obtains supplies from the following different types of sources: Nearly all of Rialto's water sources come from local surface water and groundwater supplies. Nearly two-thirds of the City's potable water comes from the groundwater basins directly beneath Rialto. Water is pumped from many wells that tap into the Lytle, Rialto, Bunkerhill, and North Riverside aquifers. Surface water is available from treated water coming from Lytle Creek in the San Bernardino Mountains and Lake Silverwood, a California State Water Project facility. Open space areas along Cajon Wash, Lytle Creek Wash, and the Santa Ana River allow for recharge of the groundwater basins.²⁰ Further, surface water from canyon surface flows on the east side of the San Gabriel Mountains, including the North Fork Lytle Creek, Middle Fork Lytle Creek and South Fork Lytle Creek which is treated at the Oliver P. Roemer Water Filtration Plant (WFP). The WFP is owned and operated by the WWWD, and the City of Rialto has a 25% share in the Facility.

According to the Integrated Regional Urban Water Management Plan (IRUWMP), during the third year of a multiple dry-year period projected out to the year 2040, the total water supply for the City is projected to be 1320 acre-feet (AF) for all supplies noted above, while the total water demand is projected to be 13,350 AF, resulting in a projected surplus of 70 AF.²¹

According to the Geotechnical Investigation prepared by GeoSoils, Inc. (GSI) (Appendix F), the depth to groundwater in wells on the adjoining property ranges from approximately 242 feet below the ground surface (bgs) to approximately 351 bgs. Groundwater, at depth, is likely contained in relatively permeable zones within the underlying alluvial units, and in a general sense perched on the younger to older alluvium or at depth or along unconformable contacts with permeability contrasts (i.e., relatively permeable sediments underlain by aquitards). Due to the observed site conditions, groundwater is not anticipated be encountered during grading; however, the possibility of transient, localized perched conditions cannot be precluded within existing drainage areas, and impermeable zones. GSI estimates that the down-groundwater gradient is in a southeasterly direction; however, it may be influenced by local groundwater withdrawal or recharge. These observations reflect site conditions at the time of the field work and do not

²⁰ City of Rialto General Plan 2010, updated 2023

²¹2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, Multiple Dry Years Supply and Demand Comparison. Page 4-26.

prevent future changes in local groundwater conditions from excessive irrigation, precipitation, or that were not evident at the time of the investigation.²²

The Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede substantial groundwater management of the basin. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c)

i) **Less than Significant.** Erosion is the wearing away of a geologic surface as a result of the movement of wind or water. Siltation is the process in which a body of water sustains an abundance of suspended fine grained mineral particles, such as clay or silt. As stated in Section VII(b), during development of the Project Site, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-2009-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a SWPPP. The SWPPP must list BMPs to avoid and minimize soil erosion. Adherence to BMPs is anticipated to ensure that the Proposed Project does not result in substantial erosion or siltation on- or off-site. Examples of BMPs include i.e., sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs applicable to the Proposed Project will be subject to City approval and provided in contract bid documents. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

ii, iii) **Less than Significant.** According to the Drainage Study prepared for the Project (Appendix D), for the purpose of off-site mitigation design (storm water management design), the proposed impervious and pervious footprints are approximately 57,210 square feet (~32%) and 123,564 square feet (~68%), respectively. As mentioned above, the remaining drainage areas consist of pervious perimeter areas (self-treating areas) that bypass or drain away from the project. In order to comply with the San Bernardino County storm water quality management requirements, the project proposes to utilize the existing above ground tandem stormwater detention basins located in River Ranch Tract 20092, as those facilities were sized and designed to capture stormwater flows generated from the subject property. The Proposed Project is not anticipated to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources

²² Geotechnical Investigation, GeoSoils, Inc (Appendix F)

of polluted runoff. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.²³

- iv) **Less than Significant.** According to the FEMA Flood Map and the Countywide Flood Hazards Map, the Project Site is not within range of flood hazard. The closest body of water is the Santa Ana River, which is approximately 3 miles south of the Project Site.^{24, 25} The Proposed Project is not anticipated to impede or redirect potential flood flows. The project proposes utilizing the existing above ground basins located in the River Ranch Tract 20092 to meet the storm water quality management requirements. It is our understanding that the above ground detention facilities were sized and designed to capture flows from the project site. The detention basins have been sized to also address potential HCOC requirement (as part of WQMP) and flow attenuation for larger storm event (i.e. – 100-year storm). In summary, with the proposed improvements, no adverse impacts are anticipated to the existing downstream drainage facilities because of the project.²⁶
- d) **Less than Significant.** Seiches are standing waves generated in enclosed bodies of water in response to ground shaking. The Project Site is not located in the immediate vicinity of a known large body of water or water storage facility and therefore impacts from potential seiches are not anticipated. Tsunamis are large waves generated in open bodies of water by fault displacement of major ground movement. Due to the inland location of the Project Site, tsunamis are not considered to be a risk. Dams or other water-retaining structures may fail as a result of large earthquakes, resulting in flooding and mudflow production. As stated in the Project Site is not located within a 100-year FEMA Flood Zone Area and there are no dams or reservoirs near the Project Site. Therefore, the Proposed Project is not anticipated to risk release of pollutants due to project inundation. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- e) **Less than Significant.** Mandatory compliance with the Proposed Project's WQMP, in addition to compliance with NPDES Permit requirements, would ensure that the Proposed Project does not conflict with or obstruct implementation of a water quality control plan. According to the City of Rialto General Plan: Implementation Plan, Measure 8.38: City of Rialto Urban Water Management Plan will continue to implement the City of Rialto Urban Water Management Plan (UWMP). The UWMP identifies information on water use and current water conservation measures, describes water deficiencies, analyzes future projections of water supply needs, defines alternative water conservation measures, and includes an implementation schedule. The Plan identifies strategies for water conservation by municipal water agencies and potential capital improvement projects to expand recycled water. The Proposed Project would not exceed the available supply of water or obstruct implementation of the UWMP. Coordination with this plan would result in no significant adverse impacts therefore, no mitigation measures are required.

²³ Preliminary Drainage Study, Morlok Civil Engineering & Consulting (Appendix D)

²⁴ FEMA Flood Map. Accessed on 2.17.2023.

<https://msc.fema.gov/portal/search?AddressQuery=rialto%20CA#searchresultsanchor>

²⁵ San Bernardino Countywide Plan: HZ -4 Flood Hazards. Accessed on 2.17.2023.

²⁶ Preliminary Drainage Study, Morlok Civil Engineering & Consulting (Appendix D)

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
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?	☐	☐	☐	☒

- a) **Less than Significant.** The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project allows for 29 residential units to a 4.15-acre parcel. The Project would include an access road from River Ranch Parkway. The additional roadway is not anticipated to impair nor physically divide any of the existing residential developments surrounding the Project Site to the north, south, and west. Thus, the Proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan as identified in the CDFW California Natural Community Conservation Plans (August 2023), or as shown on the City of Rialto Land Use Policy Plan within the General Plan.^{27,28} Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐

²⁷ Rialto General Plan, 2010. Page 2-7. Exhibit 2.2. Accessed June 26, 2024.

²⁸ California Department of Fish and Wildlife. California Natural Community Conservation Plans. August 2023. Accessed June 26, 2024.

- 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? ☐ ☐ ☒ ☐

a) **Less than Significant.** The Project Site is located in an area designated as a Mineral Resource Zone-3 (MRZ-3), as identified in the General Plan Exhibit 2.7 and the San Bernardino Countywide Plan.^{29, 30} An MRZ-3 classification states that significant mineral deposits cannot be determined based on the location. The General Plan Exhibit 2.6 indicates that the Project Site does not have any significant aggregate resources, due to the proximity of residential zones. The Project Site is not located within an area protected by the City for mining development and therefore the Proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state. Therefore, no significant adverse impacts have been identified or anticipated, and no mitigation measures are required.

b) **Less than Significant.** Exhibit 2.7 of the General Plan identifies that the majority of designated aggregate resources occur in the northern part of the City. These areas have a land use designation of Open Space to protect aggregate resources as long as mining activity is feasible. Vulcan Materials Company former quarry was mined until all aggregate resources were depleted. San Bernardino County is currently considering an application to redevelop the site for warehousing. The Proposed Project is located on a 4.15-acre site that would not be viable for mining. Therefore, it would not result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state. The Project Site is not located within an area protected by the City for mining development. Thus, the Proposed Project would not result in the loss of a known mineral resource or locally important mineral resource recovery site. Therefore, no significant adverse impacts have been identified or anticipated, and no mitigation measures are required.

XIII. NOISE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐

²⁹ Rialto General Plan, 2010. Page 2-38. Accessed on September 16, 2024.

³⁰ San Bernardino Countywide Plan: NR-4 Mineral Resource Zones. Accessed on September 16, 2024.

- a) **Less than Significant with Mitigation.** A Noise Impact Analysis dated September 10, 2024, was prepared for the Proposed Project by Ganddini Group, Inc. (Ganddini) (see Appendix H).

Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}) and the Community Noise Equivalent Level (CNEL). Both are based on the A-weighted decibel (dBA) which approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. The L_{eq} is defined as the total sound energy of time-varying noise over a sample period. The CNEL is defined as time-varying noise over a 24-hour period with a weighted factor of 5 dBA applied to the hourly L_{eq} for noise occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between (10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and day-night average sound level (L_{dn}) rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise.

The City of Rialto has adopted a Noise Element of the General Plan to control and abate environmental noise, and to protect the citizens of Rialto from excessive exposure to noise. The Noise Element specifies the maximum allowable unmitigated exterior noise levels for new developments impacted by transportation noise sources such as arterial roads, freeways, airports, and railroads. In addition, the Noise Element identifies noise policies and implementation measures designed to protect, create, and maintain an environment free from noise that may jeopardize the health or welfare of sensitive receptors, or degrade quality of life. The noise standards identified in the General Plan are guidelines to evaluate the acceptability of the transportation related noise impacts. These standards are based on the Governor's Office of Planning and Research (OPR) and are used to assess the long-term traffic noise impacts on land uses. According to the City's Land Use Compatibility Guidelines (as shown in Table 4³¹ of the Noise Impact Analysis), noise-sensitive land uses such as single-family residences in the R12 zone are normally acceptable with exterior noise levels below 60 dBA CNEL and conditionally acceptable with noise levels below 65 dBA CNEL.

The Project Site is bordered by single-family residences to the north/northeast, south/southwest and west of the Project Site. Other developed uses in the vicinity include the former Vulcan Materials Company quarry currently being used for aggregate stockpiling to the east.

The State of California defines sensitive receptors as those land uses that require serenity or are otherwise adversely affected by noise events or conditions. Schools, libraries, churches, hospitals, single and multiple-family residential, including transient lodging, motels and hotel uses make up the majority of these areas. Sensitive land uses that may be

³¹ City of Rialto General Plan Safety and Noise Element Exhibit 5.5, December 2021

affected by project noise include the existing single-family residential uses located adjacent to the north/northeast, south/southwest and west of the Project Site.

Three (3) 15-minute ambient noise measurements were conducted at the Project Site. The noise meters were placed in areas closest to single-family residential lots and River Ranch Parkway. Two noise meters were placed along the northern boundary of the Project Site, and the third noise meter was placed in the southeastern corner of the site. The noise measurements were taken to determine the existing ambient noise levels. The dominant noise sources were from vehicles traveling along River Ranch Parkway, Powell Drive, Interstate 210 Freeway, and other surrounding roadways. The ambient noise level ranged from 41.7 bBA Leq to 55.5 dBA Leq at the Project Site. Maximum hourly levels reached up to 73.7 dBA as a result of traffic along River Ranch Parkway.

Construction

Construction activities would generate noise associated with the transport of workers and movement of construction materials to and from the area, from the ground clearing/excavation, grading, and building activities. Construction activities would be short-term and are permitted to occur only within the hours permitted by the City per section 9.50.050 and 9.50.070 of the Municipal Code, as shown below.

October 1st through April 30th.

- Monday – Friday: 7:00 AM to 5:30 PM
- Saturday: 8:00 AM to 5:00 PM
- Sunday: No permissible hours
- State holidays: No permissible hours

May 1st through September 30th.

- Monday- Friday: 6:00 AM to 7:00 PM
- Saturday: 8:00 AM to 5:00 PM
- Sunday: No permissible hours
- State holidays: No permissible hours

Construction noise would result in a temporary or periodic increase in the ambient noise level above the existing within the project vicinity. Construction noise would vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work.

The Proposed Project's construction would not occur outside of the hours outlined as "exempt" in City of Rialto's Municipal Code Section 9.50.070. Based on the modeled construction noise levels, construction noise levels are estimated to reach up to 83.9 dBA Leq at the nearest residential uses and are anticipated to exceed the Federal Transit Administration (FTA) residential construction noise standard of 80 dBA Leq during the

demolition, site preparation, grading, and building construction phases. With incorporation of the Mitigation Measures listed below as well as adhering to best management practices (BMPs) detailed in the Noise report, project construction would no longer exceed the FTA residential construction noise standard of 80 dBA Leq. Therefore, with incorporation of Mitigation Measures **NOI-1** and **NOI-2** below, the project would not exceed established standards relating to construction noise. The project impact is less than significant with incorporation of mitigation.

Mitigation Measures

NOI-1: Surround the concrete saws, generator sets, and other similar equipment with 8-foot-high solid barriers that can be made of 1-inch plywood or sound blankets during use. The goal is to achieve at least 5 dB of reduction in the noise level. The barrier must reach to the ground and be without any holes or cracks.

NOI-2: With the operation of heavy machinery such as excavators, graders, rubber-tired dozers, tractors, loaders, backhoes, and cranes, a muffler that reduces operational noise levels by at least 5 dB would be required.

Operation

Sensitive receptors that could be affected by project operational noise include existing single family residential developments to the north/northeast, south/southwest and west. It is widely accepted that the average healthy human ear can barely perceive changes of 3 dBA in an outdoor environment and that a change of 5 dBA is readily perceptible. Therefore, considering relevant case law, the project would result in a significant impact if the addition of project trips on surrounding roadways causes noise levels to increase by:

- 5 dBA where the existing ambient noise level is less than or equal to a CNEL of 60 dBA; or
- 3 dBA where the existing ambient noise level is a CNEL of 60 dBA to 65 dBA; or
- 1.5 dBA where the existing ambient noise level is greater than or equal to a 65 dBA CNEL.

During operation, the Proposed Project is expected to generate a total of approximately 273 daily trips, including 20 trips during the AM peak hour and 27 trips during the PM peak hour. The site's existing noise level is 62.7 dBA CNEL, the appropriate threshold would be an increase of approximately 3 dB. The noise study indicated that the noise level increase along River Ranch Parkway is approximately 2.66 dB. Thus, the project generated vehicle traffic would not exceed the threshold of a 3 dB increase. Therefore, the addition of the project trips is not expected to change noise levels in excess of the applicable thresholds and no mitigation is required.

- b) **Less than Significant with Mitigation.** Construction activity can result in producing vibrations that may be felt by adjacent land uses. Based on the ground borne vibration modeling conducted by Ganddini, the use of a vibratory roller is expected to generate a

peak particle velocity (PPV) of 0.560 in/sec and use of a bulldozer is expected to generate a PPV of 0.237 in/sec at the closest offsite building, a residential dwelling unit located approximately 13 feet south of the Project Site. Based on the ground borne vibration modeling, if a vibratory roller is used within 23 feet of residential structures to the south of the Project Site there would be a potential for this equipment to result in architectural damage and significant impacts. Therefore, vibration-related Mitigation Measure NOI-3 is provided below that would prevent construction vibration from exceeding architectural damage thresholds, as identified above, at off-site sensitive receptors. Furthermore, with incorporation of the mitigation measure required for architectural damage impacts, the potential vibration related annoyance at the nearest residential uses would not exceed the annoyance threshold of 0.4 PPV in/sec and would be expected to be temporary and only during daytime hours. Therefore, project construction would not result in the exposure of persons to excessive ground borne vibration and impacts would be less than significant with incorporation of mitigation.

Mitigation Measure

NOI-3: The use of vibratory equipment such as vibratory rollers, or other similar vibratory equipment, will not be used within 23 feet of structures to the south of the Project Site.

The most substantial sources of ground borne vibration during post-construction project operations would include the movement of passenger vehicles and trucks on paved and generally smooth surfaces. Loaded trucks generally have a PPV of 0.076 at a distance of 25 feet (Caltrans 2020), which is a substantially lower PPV than that of a vibratory roller (0.210 in/sec PPV at 25 feet). Therefore, ground borne vibration levels generated by project operation would not exceed those modeled for project construction.

Therefore, with the incorporation of the mitigation specified in the above analysis, noise impacts associated with construction and operation of the Proposed Project would be compliant with the City's Municipal Code and General Plan and other applicable noise regulations.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
a) Less than Significant. According to the General Plan, future growth estimates predict a slower increase in population over the next 20 years. SCAG estimates that the population of Rialto will exceed 111,000 people by the year 2030, with an average population increase of 2.58 percent per year between 2010 and 2030. Additionally, the average persons per household is 3.868. ³² The Proposed Project would develop 29 residential housing units. Therefore, the Proposed Project would be anticipated to generate approximately 112 residents. The additional 112 residents would represent approximately 0.1 percent of the anticipated population growth by the year 2030. As such, implementation of the Proposed Project would not result in significant direct or indirect growth in the area. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.				
b) No Impact. The Proposed Project would not displace any people, or necessitate the construction of replacement housing elsewhere, because the Project would not displace any currently occupied housing. No impacts are identified or are anticipated, and no mitigation measures are required.				

³² City of Rialto General Plan. Table 2-3 Land Use Build Out. Accessed June 27, 2024.

XV. PUBLIC SERVICES

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

a)

Fire Protection

Less than Significant. Fire emergency response at the Project Site would be provided by the City of Rialto Fire Department. The Rialto Fire Department is an all-risk fire agency; services include fire suppression, emergency medical, technical rescue, hazardous material, and other related emergency services. Firefighting resources in Rialto include four fire stations, emergency response personnel, firefighters/paramedics, and a Hazardous Materials Response Team. The closest City of Rialto Fire Station to the Project Site is Fire Station 202 located at 1700 N Riverside Avenue, approximately 0.7 miles south of the Project Site. The Proposed Project is required to provide a minimum of fire safety and support fire suppression activities, including type and building construction, fire sprinklers, and paved fire access that will subject to City Fire Department approval. Additionally, development impact fees are collected at the time of building permit issuance to offset project impacts. The Proposed Project is expected to receive adequate fire protection services and would not result in the need for new or physically altered fire protection facilities. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Police Protection

Less than Significant. The Project Site is located in the service area of the Rialto Police Department. The Sheriff Department Dispatch Center located at 1771 Miro Way, is approximately 2.5 miles southwest of the Project Site. Additionally, the Rialto Police Department Station is located at 128 Willow Avenue, approximately 2.8 miles south of the Project Site. The Rialto Police Department provides a full range of law enforcement and community programs. The Proposed Project is anticipated to require minimal police protection services and would not result in the need for new or physically altered police protection facilities. The City reviews staffing needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection. Additionally, development impact fees are collected at the time of building permit issuance to offset project impacts. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Schools

Less than Significant. The Project Site is within the Rialto Unified School District.³³ The future development of 29 residences would result in an additional 112 people. There are currently 23,461 students enrolled in the school district as shown on the California Department of Education District Profile for RUSD. The RUSD Student Generation Factor Rate (SGR) for the Proposed Project would be 0.6608.³⁴ The Proposed Project would therefore be anticipated to result in approximately 20 additional students. The nearest schools are Elizabeth T. Hugbanks Elementary and Kolb Middle School approximately 0.50 miles and 1.0 miles respectively, west of the Project Site. The Applicant would be required to pay the state-mandated school fees in place at the time that development occurs. These fees are designed to mitigate impacts to schools by providing funds for the construction of new facilities. Through the implementation of all regulations and City and School District policies for development projects, the Proposed Project would have a less than significant impact on schools.

Parks

Less than Significant. The Proposed Project would be anticipated to generate approximately 112 residents. The additional 112 residents would represent approximately 0.005 percent of the anticipated population growth by the year 2030.³⁵

Frisbie Park is located approximately 0.7 miles southeast of the Project Site. The City of Rialto and the Rialto Unified School District maintain nearly 172 acres of open recreational space. The City also strives to provide other accessible open space facilities such as the community center, indoor swimming pool, a racquet and fitness center, a senior center, and a community theatre.

³³ City of Rialto General Plan. Exhibit 3.4 – School Districts and Facilities. Accessed on June 27, 2024.

³⁴ Rialto Unified School District School Fee Justification Study. June 3, 2022. Link: [Study \(rialto.k12.ca.us\)](https://www.rialto.k12.ca.us/study) . Accessed on October 8, 2024.

³⁵ Population Growth in the SCAG Region, 1950-2025. Southern California Association of Governments.

Thus, the City has a broad range of available recreational facilities, programs, and parks. The Project Site and future use as residential was anticipated within the City's General Plan 2010 update. Therefore, the Proposed Project would have a demand on park services which would be covered through the payment of Park Development Fees required for all new construction. The Proposed Project would have a less than significant impact on recreational facilities, directly, indirectly, and cumulatively.

Other Public Facilities

Less than Significant. The Proposed Project's 112 residents are not expected to result in a significant demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelters. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. As previously stated, the additional 112 residents would represent approximately 0.005 percent of the anticipated population growth by the year 2030.³⁶ Therefore, the Proposed Project would not be anticipated to have significant adverse impacts, and no mitigation measures are required.

XVI. RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

- a) **Less than Significant.** The City of Rialto provides a broad range of recreation facilities, programs, and parks. Additionally, as previously mentioned, the City and the Rialto Unified School District maintain nearly 172 acres of open recreational space. Thus, with an anticipated population of 111,000 by 2030, the City would have approximately 1.5 acres of developed open space per 1,000 residents.

The Proposed Project would incorporate an additional 112 people, which would be addressed in the City's General Plan for net population growth. In addition, the collection of Park Development Fees would be required for all new construction. Therefore, with the collection of Park Development Fees, the Proposed Project would have a less than significant impact on recreational facilities.

³⁶ Population Growth in the SCAG Region, 1950-2025. Southern California Association of Governments.

- b) **Less than Significant.** The Proposed Project does include 15,698 square feet of open space, and recreational facilities (to be determined) to serve the subdivision community identified as Lot F on TTM (see Figure 3). However, specific development standards in the form of open space and recreational amenities pursuant to the City of Rialto Municipal Code Chapter 18.22-R3 Multi-Family Zone are required. Amenities may include a clubhouse, pool, game courts, picnic areas, tot-lots, and walking paths. Adherence to the San Bernardino Countywide Goals and Policies of the Recreation Element in the Countywide Policy Plan and the City of Rialto General Plan would ensure impacts to parks and other recreational facilities are less than significant and no mitigation measures are required. Additionally, the Project would have a demand on park services which would be covered through the payment of the Park Development Fee required for all new construction. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Conflict with a plan, ordinance or policy addressing circulation system, including transit, roadways, bicycle lanes and pedestrian paths?	☐	☐	☒	☐
b) For a land use project, would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?	☐	☐	☒	☐
c) For a transportation project, would the project conflict or be consistent with CEQA Guidelines section 15064.3, subdivision (b)(2)?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☐	☒
a) Less than Significant. A <i>Transportation Screening Assessment</i> dated August 7, 2024, prepared for the Proposed Project by Ganddini Group, Inc. (see Appendix J). The report is summarized herein. The purpose of the study is to provide an assessment of potential traffic impacts resulting from the Proposed Project as compared to the existing vacant use on-site and surrounding uses.				

The Project is proposed to consist of 29 future residential dwelling units. The Proposed Project is forecast to generate a total of approximately 273 daily vehicle trips, including 20 vehicle trips during the AM peak hour and 27 vehicle trips during the PM peak hour.

Access to the Project Site will be from River Ranch Parkway. The Proposed Project will have right turn in/out only access to River Ranch Parkway. The driveways will be located on the eastern side of the development and be approximately 26 feet wide and would be designated primarily for passenger car usage.

River Ranch Parkway:

River Ranch Parkway would also be considered a local street according to the General Plan. These streets are identified as narrower in width than Collector streets. Local streets also typically accommodate on-street parking and are designed for 25 mile-per-hour speeds.

Transit Facilities:

Public transit service in Rialto includes local fixed-route bus services provided by Omnitrans and Metrolink commuter rail service. The Proposed Project would have access to the local Omnitrans bus service, with a stop located approximately 0.2 miles south of the Project Site near the intersection of E Highland Avenue and N Oakdale Avenue. The nearest Metrolink station is located approximately 3 miles south of the Project Site, at 290 S Palm Avenue.

Bicycle/Pedestrian Facilities:

The Project Site would have accessible sidewalks provided for pedestrians and cyclists. According to the General Plan, the nearest existing bike lane would be located along Riverside Avenue. Riverside Avenue runs to the west and south of the Project Site and is classified as a Class II bike lane.³⁷ Class II bike lane shares the right-of-way with a roadway or walkway. They are also indicated by a bikeway pictograph on the pavement and a continuous stripe on the pavement or is separated by a continuous or intermittent curb or other low barrier.

The Proposed Project would be consistent with the Circulation Element of the Rialto General Plan. Therefore, no significant impacts are identified or anticipated.

- b) **Less Than Significant:** Vehicle Miles Traveled (VMT analysis for the project can be found in *The Olive Grove Residential (River Ranch Parkway) Vehicle Miles Traveled Analysis prepared by Ganddini Group, Inc. November 7, 2024* (Appendix J-1). The Proposed Project trip generation rates were determined for daily traffic, morning peak hour inbound, and outbound traffic and evenings based on trip generation rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021), and the City of Rialto *Traffic Impact Analysis Guidelines* (December 2013). Trip generation rates for ITE Land Use Codes Medical Office and Strip Retail Plaza. To evaluate Project VMT within the San Bernardino Transportation Analysis Model (SBTAM), the Project land use must be converted into socio-economic data. Table XVII-1 below shows the Project's population estimate based on the average household size obtained from the City of San Bernardino General Plan.

³⁷ City of Rialto General Plan. Circulation Element. Exhibit 4.4 – Bicycle Routes. Accessed on October 8, 2024.

**Table XVII-1
Project Household Estimate**

Land Use	Household Factor	Project Size	Project Residents
Single Family Residential	3.86 per persons / household	29/du	113

As shown in Table XVII-2, the baseline Project-generated VMT per service population is estimated to equal to 17.9 VMT per service population, which is less than the City-established threshold for 32.7 VMT per service population. Therefore, the baseline project-generated VMT impact is less than significant based on the City-established threshold for baseline conditions; no mitigation is required.

**Table XVII-2
Project Generated VMT for Baseline Conditions**

Total VMT		Project Generated VMT (Net Change)	Project Service Population	Project VMT per Service Population
Without Project	With Project			
7,980	10,002	2,022	113	17.9

The Project trip generation forecast is based on rates obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021). Based on review of the ITE land use description, trip generation rates for ITE Land Use Code 210 (Single Family Detached Housing) were determined to adequately represent the land use for the Proposed Project and were selected for calculation of the Project trip generation forecast.

As shown in Table XVII-3, the Proposed Project is forecast to generate a total of approximately 273 daily vehicle trips, including 20 vehicle trips during the AM peak hour and 27 vehicle trips during the PM peak hour net of the existing use.

**Table XVII-3
Project Trip Generation**

Project	Peak Hour						Daily
	AM			PM			
	Inbound	Outbound	Total	Inbound	Outbound	Total	
TTM 29 Dwelling Units	5	15	20	17	10	47	273

- c) **No Impact.** The Proposed Project is not considered a transportation project which is defined as the development, construction or improvement, or maintenance of a highway, public street, rail, or related facilities. The Project would use existing roadways (i.e., River Ranch Parkway) and does not require the construction of new roads or highways.

Therefore, the Proposed Project would not conflict with the CEQA Guidelines section 15064.3, subdivision (b)(2).

- d) **Less than Significant.** The Proposed Project would not create substantial hazard due to a design feature or incompatible uses. Access to the Project Site will be from River Ranch Parkway. The driveway will be approximately 26 feet wide and is designated primarily for passenger car usage. Discretionary actions for the Proposed Project by the City of Rialto includes review and approval of Site Plan. With City approval of the Site Plan, the Proposed Project would not substantially increase hazards due to a design feature or incompatible uses and would not result in inadequate emergency access. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- e) **No Impact.** During construction and long-term operation, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City of Rialto. Therefore, the Proposed Project would not result in inadequate emergency access. No impacts are identified or are anticipated, and no mitigation measures are required.

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☒	☐	☐

An archaeological records search was conducted by BFSa at the SCCIC at CSU Fullerton. The SCCIC records search identified five previously recorded resources, all historic, within one-half

mile of the Project, including remnants of spreading grounds, irrigation features, foundations and water container, and trash scatter.

The records search results also indicated that a total of 12 cultural resources studies have been conducted within one-half mile of the project, none of which included the subject property. The complete SCCIC records search results can be found within the *Cultural Resources Study for the Olive Grove Project* August 16, 2024 (Appendix C).

In addition, BFSa reviewed the following historical sources:

- The NRHP Index
- The Office of Historic Preservation (OHP) Archaeological Determinations of Eligibility
- The OHP Built Environment Resources Directory
- 1896, 1898, 1901, and 1942 *San Bernardino, California* (15-minute) USGS maps
- 1936, 1941, 1954, and 1967 *San Bernardino North, California* (7.5-minute) USGS maps
- 1930 through 2024 aerial photographs

These sources did not identify any other potential archaeological resources within the subject property. BFSa also requested a Sacred Lands File (SLF) search from the NAHC to search for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within one mile of the project. The SLF search has been returned with positive results for the potential sites or locations Native American importance within the vicinity.

The Phase I archaeological assessment for the Olive Grove Project did not locate any cultural resources within the proposed project. Although the survey did not locate any cultural resources within the Proposed Project, aerial imagery and the survey results demonstrate that the property has been previously impacted by agricultural use since as early as the 1930s. Based upon a review of historic aerials, some clearing has occurred within the property; however, the level of such impacts is not known. Further, most of the property continues to contain olive trees, indicating these areas have not been impacted by recent development. The dense vegetation, limited visibility during the survey, and current state of the area appears to have affected the potential to discover any surface scatters of artifacts. Therefore, given the limited visibility during the survey coupled with the property's location near natural sources of water (Lytle Creek), the potential for inadvertent archaeological discoveries during initial grading still exists and it is recommended that the project be allowed to proceed with a condition of approval for archaeological monitoring. Archaeological monitoring is recommended for the initial clearing and grading of the property and the consulting archaeologist shall have the authority to modify or reduce the monitoring program to either periodic spot-checks or suspension of the monitoring program should the potential for cultural resources appear to be less than anticipated based on monitoring observations.

- a) **Less than Significant with Mitigation.** The Proposed Project is for a General Plan Amendment and a Zone Change to change the existing land use designation of Residential 6 to Residential 12, and a Zone Change (ZC) to change the existing zoning of Single-Family Residential (R-1A) to Multi-Family Residential (R-3) to allow for the construction and operation of 29 residential developments on a 4.15-acre site. The statutory requirements of Senate Bill 18 (SB 18) (Chapter 905, Statutes of 2004) require local governments to consult with California Native American tribes to aid in the protection of

traditional tribal cultural places through local land use planning. The intent is to provide the Native American Tribes an opportunity to participate in local land use decisions at an early planning stage. Subsequently AB 52 was enacted specifying that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a Proposed Project, if the tribe requested to the lead agency in writing to be informed of Proposed Projects in that geographic area. The legislation further requires that the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. In accordance with SB 18 and AB 52, the City sent tribal notification letters informing them of the Proposed Project to initiate consultation as required by AB52. (see response b below).

The Project Site was negative for cultural resources. However, the history of the area in relation to residential development and the close proximity of the property to Lytle Creek indicate that there is the possibility for the discovery of previously unrecorded prehistoric or historic cultural resources. Further, the surrounding area has been developed residentially since 1930 and buried historic resources associated with this development could be located within the Project Site. Given that the possibility of discovering a significant unanticipated tribal cultural resource remains, **Mitigation Measures CUL-1, CUL-2**, listed in Section V, as well as tribal specific **Mitigation Measures TCR-1 through TCR-14** shall be implemented to ensure that less than significant impacts occur. No additional mitigation measures are required.

- b) **Less than Significant with Mitigation.** California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a Proposed Project, if the tribe requested to the lead agency, in writing, to be informed of Proposed Projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

On May 12, 2025, the City of Rialto mailed AB52/SB18 notification letters to the following tribes: Morongo Band of Mission Indians (MBMI), Rincon Band of Luiseño Indians, Pala Band of Mission Indians, Soboba Band of Luiseño Indians, Quechan Tribe of Fort Yuma Reservation, Santa Rosa Band of Cahuilla Indians, Yuhaaviatam of San Manuel Nation (YSMN) (also known as San Manuel Band of Mission Indians), Ramona Band of Cahuilla, Serrano Nation of Mission Indians, Torres-Martinez Desert Cahuilla, Pechanga Band of Indians, Cahuilla Band of Indians, Augustine Band of Cahuilla Mission Indians, Gabrieleño-Tongva Nation, Cabazon Band of Mission Indians, Agua Caliente Band of Cahuilla Indians, Gabrieleño Band of Mission Indians - Kizh Nation, Los Coyotes Band of Cahuilla and Cupeño Indians, Gabrieleño-Tongva San Gabriel Band of Mission Indians,

Gabrieleño Tongva Indians of California Tribal Council, Gabrieleño-Tongva Tribe, and Gabrieleño Tongva Indians of California Tribal Council.

Responses were received from MBMI and YSMN. The tribes requested the following mitigation measures be implemented.

Mitigation Measures

Morongo Band of Mission Indians (MBMI)

TCR-1 (MBMI): Native American Treatment Agreement. Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor(s) shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources and/or tribal cultural resources.

TCR-2 (MBMI): Retention of Archaeologist. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

TCR-3 (MBMI): Cultural Resource Management Plan. Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the Consulting Tribe[s] and at minimum, shall include the following: (1) the approved Mitigation Measures (MM)/Conditions of Approval (COA), (2) procedures for each MM/COA, (3) the contact information for all pertinent parties, (4) parties' responsibilities, and (5) an overview of the project schedule.

TCR-4 (MBMI): Pre-Grade Meeting. The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

TCR-5 (MBMI): On-site Monitoring. During all ground-disturbing activities the qualified archaeologist and the Tribal Monitor(s) shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Tribal Monitor(s), shall be responsible for determining the duration and frequency of monitoring.

TCR-6 (MBMI): Inadvertent Discovery of Cultural Resources. In the event that previously unidentified cultural resources are discovered /unearthed during construction, the qualified archaeologist and the Tribal Monitor(s) shall have the authority to temporarily divert and/or temporarily halt ground-disturbance activities in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored ground-disturbing activity can proceed.

If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find(s), so that it/they can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and Consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the Consulting Tribe[s], and the Tribal monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Tribal monitor[s] and be submitted to the Lead Agency for review and approval.

Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

- A. Full avoidance.
- B. If avoidance is not feasible, Preservation in place.

If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.

- C. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (36 CFR 79).

Unless otherwise agreed upon by all parties, all removed items from the Project shall be temporarily curated on-site in a secure and locked location (i.e., Conex box, a lockable office or drawer with restricted access to it, etc.). A periodic inventory must be maintained and provided to Consulting Tribe[s].

TCR-7 (MBMI): Inadvertent Discovery of Human Remains. The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. *No photographs are to be taken except by the coroner, with written approval by the Consulting Tribe[s].*

- A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected by the establishment of an ESA with a marked boundary. Project personnel/observers will be restricted from entry into the ESA. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.
- B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.
- C. The NAHC shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98
- D. If the Morongo Band of Mission Indians has been named the MLD or Co-MLD, the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's MLD, the landowner, and the City Planning Department.

TCR-8 (MBMI): FINAL REPORT. The final report[s] created as a part of the project (CRMP/AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and

comment. After approval of all parties, the final reports are to be submitted to the appropriate Information Center (IC), and the Consulting Tribe[s].

Yuhaaviatam of San Manuel Nation (YSMN)

TCR-9 (YSMN): Monitoring and Treatment Plan. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians). Once all parties review and approve the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

TCR-10 (YSMN): Archaeological Monitoring. Due to the heightened cultural sensitivity of the proposed project area, an archaeological monitor with at least 3 years of regional experience in archaeology shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). A sufficient number of archaeological monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

TCR-11 (YSMN): Worker Environmental Awareness Program. Prior to project initiation, a qualified archaeologist should be retained to conduct a Worker’s Environmental Awareness Program (WEAP) training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior’s Professional Qualification Standards for archaeology. Tribal representatives from the Consulting Tribes, such as Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN, also known as San Manuel Band of Mission Indians) will be allowed to attend and/or participate in the WEAP training should they elect to and will be given ten days’ notice prior to the training. Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, regulatory issues, and the proper protocol for treatment of the materials in the event of a find.

TCR-12 (YSMN): Tribal Monitoring. Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring

ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist, as detailed within TCR-9, and submitted to the Lead Agency for dissemination to the Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN). Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

TCR-13 (YSMN): Treatment of Cultural Resources During Project Implementation.

If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from YSMN, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by YSMN. All plans for analysis shall be reviewed and approved by the applicant and YSMN prior to implementation, and all removed material shall be temporarily curated on-site.

It is the preference of YSMN that removed cultural material be reburied as close to the original find location as possible. However, should reburial within/near the original find location during project implementation not be feasible, then a reburial location for future reburial shall be decided upon by YSMN, the landowner, and the Lead Agency, and all finds shall be reburied within this location. Additionally, in this case, reburial shall not occur until all ground-disturbing activities associated with the project have been completed, all monitoring has ceased, all cataloguing and basic recordation of cultural resources have been completed, and a final monitoring report has been issued to Lead Agency, CHRIS, and YSMN. All reburials are subject to a reburial agreement that shall be developed between the landowner and YSMN outlining the determined reburial process/location, and shall include measures and provisions to protect the reburial area from any future impacts.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with YSMN to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the

payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and YSMN for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and YSMN.

TCR-14 (YSMN): Inadvertent Discoveries of Human Remains. If human remains are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) 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, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
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's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure?	☐	☐	☒	☐
e) Negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
f) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) **Less than Significant.** The Project Site is located within the service area of the West Valley Water District (WVWD). The WVWD's service area is approximately 31 square miles, serving portions of the Cities of Rialto, Fontana, Colton, and Jurupa Valley, and unincorporated areas of San Bernardino County. WVWD utilizes water from five groundwater basins and treats surface water from Lytle Creek and SWP water at its 14.4-mgd Oliver P. Roemer Water Filtration Facility to serve over 20,000 water service connections.³⁸ The Proposed Project would be anticipated to use 19,007 gpd based on the WVWD 2020 Water Facilities Master Plan, for future water demand factors within a Residential 12 use. Therefore, the Proposed Project would use approximately 655 gallons per unit per day.³⁹ The Project would connect to an existing water line along River Ranch Parkway.

The City of Rialto Water Resources Division manages the City's wastewater collection system. All of the wastewater flows from the City are collected by the City's local sewer mains and delivered to the City's Wastewater Treatment Plant that provides tertiary treatment prior to discharge to the Santa Ana River. The Proposed Project would produce approximately 7,602.8 gpd or 262.2 gallons per household per day of wastewater. The Proposed Project would connect to the existing sewage line along River Ranch Parkway.

Southern California Edison (SCE) provides electrical service to the project area and to the Project Site. The Proposed Project will receive electrical power by connecting to SCE's existing underground power lines along River Ranch Parkway, east of the Project Site. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. The increase in electricity demand (see Section VI Energy) from the project would represent an insignificant percentage of the overall demand in SCE's service area. The Proposed Project would not require the expansion or construction of new electrical facilities.

Southern California Gas Company (SoCalGas) provides natural gas service to the vicinity and the Project Site. The Proposed Project would receive gas line utilities from the Southern California Gas Company by connecting to the existing line within River Ranch Parkway. The increase in natural gas demand (see Section VI Energy) from the project would represent an insignificant percent of the overall demand in SoCalGas's service area. The Proposed Project would not require the expansion or construction of new natural gas facilities.

³⁸ Water Systems Consulting, Inc. 2015 San Bernardino Valley Regional Urban Water Management Plan. June 2016. Accessed on August 9, 2024.

³⁹ West Valley Water District 2020 Water Facilities Master Plan. Table 5.2. Accessed on October 10, 2024.

Spectrum and AT&T provides telecommunication services to the Project Area. Existing underground lines along River Ranch Parkway would be available to serve the Project Site. The 29-lot Proposed Project would not require the expansion or construction of new communication facilities.

The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less than Significant.** The Project Site is located within the service area of the WVWD. As stated in the 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan (IRUWMP), groundwater currently supplies the majority of Rialto's total supply, and the District will continue to rely on groundwater as its preferred source of supply, augmented with surface supplies when available. The District produces water from four different adjudicated groundwater basins: the Rialto Basin, Lytle Creek Basin, Riverside North Basin and the Bunker Hill Basin. Rialto and participates in several ongoing water conservation measures and contributes to regional recharge projects through the San Bernardino Basin (SBB) Groundwater Council and Rialto Basin Groundwater Council to optimize and enhance the use and reliability of local groundwater water resources.

According to the WVWD's UWMP, during a multiple dry-year period, the total water supply for the City of Rialto is projected to be 14,691 acre-feet (AF) by 2045, while the total water demand is projected to be 12,774 AF in the same year, resulting in a projected surplus of 1,916 AF.⁴⁰ There are no groundwater recharge facilities in the area; therefore, the Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less than Significant.** Wastewater collected in the City of Rialto is treated at the Rialto WWTP. Constructed originally in 1956, the WWTP treats domestic and commercial/industrial wastewater generated within the City of Rialto and portions of the City of Fontana. The facility consists of the original plant and four independent treatment plants built successively in 1965, 1981, 1994, and 1998 to accommodate Rialto's growth. The combined total treatment design capacity of the plants is over 12 million gallons per day (MGD).⁴¹ The City of Rialto would provide sewer service to the Project Site with sewer being collected in lines along River Ranch Parkway. Additionally, with the approval of the GPA and ZC the City would be capable of serving the Proposed Project. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

⁴⁰2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, Table 5-16. DWR 7-4R Multiple Dry Years Supply and Demand Comparison. Page 5-25.

⁴¹ City of Rialto General Plan. Infrastructure: Waste Water Collection System. December 2010. Accessed August 13, 2024.

- d) **Less than Significant.** Solid waste from the City of Rialto is transported to and disposed of at the Mid-Valley Sanitary Landfill located in the northern portion of the City. The landfill has a maximum throughput of 7,500 tons per day and has an expected operational life until 2045.⁴² According to CalRecycle's Estimated Solid Waste Generation Rates, "Residential" land uses are estimated to generate approximately 12.23 pounds of solid waste per household per day.⁴³ Thus, the Proposed Project would be anticipated to produce approximately 355 pounds of solid waste per day.

Therefore, with the approval of the GPA and ZC, the Proposed Project and subsequent residential development would be an anticipated use and would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- e, f) **Less than Significant.** The Proposed Project would be required to comply with the City of Rialto waste reduction programs, including recycling and other diversion programs to divert the amount of solid waste disposed of in landfills. The Project Applicant would be required to work with the local refuse hauler to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (CA Pub Res. Code § 42911), the Proposed Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Implementation of these programs would reduce the amount of solid waste generated by the Proposed Project and diverted to landfills. The Proposed Project would comply with all applicable solid waste statutes and regulations. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

XX. WILDFIRE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations	☐	☐	☒	☐

⁴² CalRecycle. SWIS Facility/ Site Activity Details. Mid-Valley Sanitary Landfill (36-AA-0055). Accessed August 12, 2024.

⁴³ CalRecycle. Estimated Solid Waste Generation Rates. Accessed on August 12, 2024.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
from a wildfire or the uncontrolled spread of a wildfire?				
c) 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 ongoing impacts to the environment?	☐	☐	☒	☐
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?	☐	☐	☒	☐
a) Less than Significant. The Project Site does not contain any emergency facilities. The Project Site is adjacent to River Ranch Parkway, which is not identified as an emergency evacuation route. Nonetheless, the Proposed Project is approximately 0.2 miles north of the 210 Freeway, which is a major transportation route through San Bernardino County and the City of Rialto. Additionally, the General Plan does not identify individual evacuation routes, rather specify that unpredictable evacuation route movements will be conducted by the Rialto law enforcement agencies. ⁴⁴				
During construction and long-term operation, the Proposed Project would be required to maintain adequate emergency access for emergency vehicles as required by the City. The Proposed Project would have a 25' eastward facing accessway connecting to River Ranch Parkway. With the 25' accessway, the Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan; therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.				
b) Less than Significant. The Project Site is located within a predominantly developed region with no wildlands located on or adjacent to the Project Site. Wildland fire hazards are of concern where development is adjacent to wildland areas, particularly in north Rialto. Fires starting in the foothill areas can easily spread south and consume urban development, especially if pushed by the Santa Ana winds that blow from the Cajon Pass. Based on the San Bernardino County Policy Plan Hazards Element map HZ-5 Fire Hazard Severity Zones the Proposed Project is within a Fire Hazard Severity Area. ⁴⁵ The Proposed Project would be required to adhere to the City of Rialto's General Plan, Multi Hazard Mitigation Plan, and Municipal Code. Additionally, the City of Rialto Fire Department has engaged in a rigorous spring (May) and fall (October) Weed Abatement Program for the past 20 years. The Weed Abatement Program reduces the potential for vegetation fire during				

⁴⁴ City of Rialto General Plan. Chapter 5: The Safety and Noise Chapter. Evacuation Routes and Emergency Shelters. Accessed July 3, 2024.

⁴⁵ [HZ-5 Fire Hazard Severity Zones](#) Accessed December 5, 2024

the annual windy season and also reduces blight caused by tumble weeds, recurrent growth and/or debris. Therefore, with the adherence to applicable City policies and regulations, the development of the proposed Project would not be anticipated to exacerbate wildfire risks, thereby exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

- c) **Less than Significant.** The Proposed Project would gain access from River Ranch Parkway by way of a single road through the subdivision ending at a T-shaped intersection (see TTM Figure 3) which could be used as a turnaround for fire apparatus in the event of a fire. As stated in Section XIX(a), the Proposed Project would connect to existing utilities and service systems infrastructure. Therefore, the Proposed Project is not anticipated to require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary ongoing impacts to the environment. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.
- d) **Less than Significant.** The Project Site is not located FEMA 100- or 500-year floodplain. The Proposed Project would not be anticipated to substantially alter the existing drainage pattern of the site or area, substantially increase the rate or amount of surface runoff, or impede or redirect potential flood flows.

The Project Site is located within a low to moderate class of landslide susceptibility.⁴⁶ Nonetheless, the majority of the surrounding land uses are primarily flat and graded from surrounding developments. Additionally, with the Proposed Project's grading improvements, the site would not be exposed to any significant landslide risks.

As previously stated, the Project Site is within a Fire Hazard Severity Zone per the San Bernardino County flood hazards map. The Proposed Project would be required to comply with the City's Building Code Standards and Municipal Code Chapter 15.28. Fire Code to reduce wildfire risks.⁴⁷ Additionally, the Proposed Project is not directly adjacent to any wildland areas. As previously stated, wildland fire hazards are areas of concern where development is adjacent to wildland areas, particularly in north Rialto. Nonetheless, because the Proposed Project is surrounded by urban development and would abide by the City's fire regulations, the Proposed Project would not be anticipated to 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.

⁴⁶ San Bernardino Countywide Plan. HZ-2 Liquefaction and Landslides. October 2020. Accessed July 3, 2024.

⁴⁷ City of Rialto Municipal Code. Chapter 15.28 – Fire Code. Accessed from https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.28FICO . Accessed on August 13, 2024.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
a) Does the project 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?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Findings

- a) **Less than Significant with Mitigation.** Based on a July 2024 site visit, the vegetation that occurs on the Project Site and immediate surrounding area does contain habitat suitable for nesting birds. As such, pre-construction surveys are warranted and recommended to reduce the potential impacts to nesting birds, should project construction occur during the bird nesting season. Therefore, possible significant adverse impacts have been identified or are anticipated and **Mitigation Measure BIO-1** is required as a condition of project approval to reduce these impacts to a level below significant. The Proposed Project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or a wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, and reduce the number or restrict the range of a rare or endangered plant or animal with implementation of **Mitigation Measure BIO-1**. No additional mitigation is warranted.

An archaeological records search was completed by Brian F. Smith and Associates (BFSa) and results are documented in the *Cultural Resources Study for the Olive Grove Project* August 16, 2024. As part of the environmental review process, BFSa reviewed the results of the records search from the South-Central Coastal Information Center (SCCIC) at

California State University, Fullerton. The records search encompassed an area of one mile surrounding the Project Site. Based upon the records search results, the search identified five previously recorded resources, all historic, within one-half mile of the project. Although no historic or prehistoric resources were found on-site, **Mitigation Measures CUL-1 and CUL-2 and TCR-1 to TCR-14** would reduce potential impacts to cultural as well as Tribal Cultural Resources to less than significant to the inadvertent discovery of archaeological, historical or cultural resources as well as human remains.

During construction, earthmoving activities may uncover paleontological resources. To ensure that the construction and operation of the Proposed Project does not destroy a unique paleontological resource or site or unique geologic feature **Mitigation Measure PAL-1** would reduce any significant impact to less than significant.

- b) **Less than Significant.** Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several Projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- (a) Cumulative impacts shall be discussed when the Project's incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the Project. The discussion should be guided by the standards of practicality and reasonableness.

No potential impacts associated with the Proposed Project would be considered individually adverse or unfavorable. The Proposed Project is a compatible use identified in and previously evaluated as part of the City of Rialto General Plan and Municipal Code. No additional potential cumulative adverse impacts are identified or are anticipated, and no additional mitigation measures are required.

- c) **No Impact.** Incorporation of mitigation measures, City of Rialto policies, standards, and guidelines would ensure that the Proposed Project would have no substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. No impact is anticipated.

4.0 SUMMARY OF MITIGATION MEASURES

BIOLOGICAL RESOURCES

BIO-1: Nesting Bird Survey: Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

CULTURAL RESOURCES

CUL-1: In the event of an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources. If the discovered resource is associated with the prehistoric Native American occupation of this area, a Native American representative from a local tribe should be contacted to review and participate in the evolution of the discovered resource. The qualified archaeologist shall notify the City of the discovery, and subsequently the property owner shall be notified of the discovery.

If the resource is significant, the qualified archaeologist shall submit an Archaeological Data Recovery Program (ADRP) to the lead agency to review and approve. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. If the resource is not significant, the archaeologist shall submit a letter to the City indicating that artifacts will be collected, curated, and documented in the final monitoring report.

CUL-2: Should human remains and/or cremations be encountered during any earthmoving activities, all work shall stop immediately in the area in which the find(s) are present (no less than 100-ft radius area around the remains and project personnel will be excluded from the area and no photographs will be permitted), and the County of San Bernardino Coroner will be notified. The County of San Bernardino and the Project Proponent shall also be informed of the discovery. The coroner will determine if the bones are historic/archaeological or a modern legal case. The coroner will immediately contact the Native American Heritage Commission (NAHC) in the event that remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section § 5097.98.

All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code § 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.

GEOLOGY AND SOILS

PAL-1: In the event fossil specimens are unearthed, the Project Proponent shall have a paleontological consultant assess the specimens and report to the City of Rialto. If the consultant and City concur, a paleontological monitoring program shall be implemented for the remainder of earth moving activities.

NOISE

NOI-1: Surround the concrete saws, generator sets, and other similar equipment with 8-foot-high solid barriers that can be made of 1-inch plywood or sound blankets during use. The goal is to achieve at least 5 dB of reduction in the noise level. The barrier must reach to the ground and be without any holes or cracks.

NOI-2: With the operation of heavy machinery such as excavators, graders, rubber-tired dozers, tractors, loaders, backhoes, and cranes, a muffler that reduces operational noise levels by at least 5 dB would be required.

NOI-3: The use of vibratory equipment such as vibratory rollers, or other similar vibratory equipment, will not be used within 23 feet of structures to the south of the Project Site.

TRIBAL CULTURAL RESOURCES

Morongo Band of Mission Indians (MBMI) Mitigation Measures

TCR-1 (MBMI): Native American Treatment Agreement. Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor(s) shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources and/or tribal cultural resources.

TCR-2 (MBMI): Retention of Archaeologist. Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior

Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

TCR-3 (MBMI): Cultural Resource Management Plan. Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the Consulting Tribe[s] and at minimum, shall include the following: (1) the approved Mitigation Measures (MM)/Conditions of Approval (COA), (2) procedures for each MM/COA, (3) the contact information for all pertinent parties, (4) parties' responsibilities, and (5) an overview of the project schedule.

TCR-4 (MBMI): Pre-Grade Meeting. The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

TCR-5 (MBMI): On-site Monitoring. During all ground-disturbing activities the qualified archaeologist and the Tribal Monitor(s) shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Tribal Monitor(s), shall be responsible for determining the duration and frequency of monitoring.

TCR-6 (MBMI): Inadvertent Discovery of Cultural Resources. In the event that previously unidentified cultural resources are discovered /unearthed during construction, the qualified archaeologist and the Tribal Monitor(s) shall have the authority to temporarily divert and/or temporarily halt ground-disturbance activities in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored ground-disturbing activity can proceed.

If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find(s), so that it/they can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and Consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the Consulting Tribe[s], and the Tribal monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Tribal monitor[s] and be submitted to the Lead Agency for review and approval.

Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

- A. Full avoidance.
- B. If avoidance is not feasible, Preservation in place.

If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.

- C. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (36 CFR 79).

Unless otherwise agreed upon by all parties, all removed items from the Project shall be temporarily curated on-site in a secure and locked location (i.e., Conex box, a lockable office or drawer with restricted access to it, etc.). A periodic inventory must be maintained and provided to Consulting Tribe[s].

TCR-7 (MBMI): Inadvertent Discovery of Human Remains. The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. *No photographs are to be taken except by the coroner, with written approval by the Consulting Tribe[s].*

- A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected by the establishment of an ESA with a marked boundary. Project personnel/observers will be restricted from entry into the ESA. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.
- B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.
- C. The NAHC shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98
- D. If the Morongo Band of Mission Indians has been named the MLD or Co-MLD, the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's MLD, the landowner, and the City Planning Department.

TCR-8 (MBMI): FINAL REPORT. The final report[s] created as a part of the project (CRMP/AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the appropriate Information Center (IC), and the Consulting Tribe[s].

5.0 REFERENCES

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5.1 PROJECT SPECIFIC REFERENCES

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- Air Quality/Greenhouse Gas Emissions Detailed Report for Olive Grove TTM Existing Designation, CalEEMod Version 2022.1.1.35, Lilburn Corporation, December 29, 2025.
- Biological Resources Assessment and Jurisdictional Delineation for the Proposed Olive Grove Project in the City of Rialto, Jennings Environmental, LLC. July 2024
- Cultural Resources Study for the Olive Grove Project, BFSA Environmental Services, A Perennial Company, August 16, 2024
- Noise Impact Study for the Olive Grove Residential (River Ranch Pkwy) project, Ganddini Group, Inc. September 10, 2024
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- Preliminary Drainage Study for Olive Grove TTM 20728, Morlok Civil Engineering & Consulting, December 21, 2024
- Preliminary Geotechnical and Fault-Finding Investigation, Olive Grove TTM Project, GeoSoils, Inc. August 18, 2022
- San Bernardino County Countywide Plan/Policy Plan 2020; Policy Plan Natural Resources Element, Map *NR-4 Mineral Resources Zones*
- Transportation Screening Assessment for the Olive Grove Residential (River Ranch Pkwy) Project, Ganddini Group, Inc. August 7, 2024
- Water Quality management Plan for Olive Grove Tentative Tract Map No. 80728. Morlock Civil Engineering & Consulting, February 15, 2025
- West Valley Water District 2020 Water Facilities Master Plan [Urban Water Management Plan | West Valley Water District](#). Accessed November 12, 2024.