

**INITIAL STUDY/MITIGATED NEGATIVE
DECLARATION FOR
TENTATIVE TRACT MAP (TTM 20793)**

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:** Tentative Tract Map (TTM 20793)
2. **Lead Agency Name:** City of Rialto
Planning Division
150 South Palm Avenue
Rialto, CA 92376
3. **Contact Person:** Daniel Casey, Principal Planner
Phone Number: (909) 820-2525
4. **Project Location:** Linden Avenue approximately 300 feet north of Summit Avenue (see Figure 1-*Regional Vicinity Map* and Figure 2-*Project Vicinity Map*)
5. **Geographic Coordinates of Project Site:** 34°9'8.04"N 117°24'2.00"W
6. **USGS Topographic Map:** Devore 7.5-Minute USGS Topographic Quadrangle–
7. **Public Land Survey System:** Township 1 North, Range 5 West, Section 22, San Bernardino Base and Meridien
8. **Thomas Guide Location:** Map 575, Grid D1, 2013 San Bernardino & Riverside Counties
9. **Assessor Parcel Number:** 0264-012-48 & -58
10. **General Plan Land Use Designations:** 0264-012-48 Residential 6 (R6) & 0264-012-58 Public Facility (PF)
11. **Zoning Designation:** 0264-012-48 Single Family Residential (R-1D) & 0264-012-58 Single Family Residential (R-1D)
12. **Description of Project:** Lytle Development Company (Applicant) is requesting approval of a General Plan Amendment (GPA) to change the existing Land Use Designations of Residential 6 and Public Facility to Residential 12, and a Zone Change (ZC) to change the existing zoning of Single Family Residential (R-1D) to Multiple Family (R-3) refer to Figure 3 – *Proposed Change of Zone*. The GPA and ZC would allow for the subdivision

of a 67-lot Tentative Tract Map on a approximately 7.37-acre site [Assessor's Parcel Numbers (APN) 0264-012-48 (approximately 5.5 acres) & 0264-012-58 (approximately 1.81 acres)]. The 67 lots would be approximately 2,200 square-feet each. The Tentative Tract Map (TTM 20793) also includes a combined approximate 51,300 square-feet of open space shown as Parklet A, B, C, D, and E. (see Figure 4 –*Tentative Tract Map*).

There are three easements on the Project Site that would be abandoned as part of the project's entitlements. These include an easement granted to San Gabriel Valley Water Company for public utility and roadway purposes, an easement granted to Southern California Edison (SCE) company for power lines and poles, and an easement granted to West Valley Water District (WVWD) for water pipelines and other incidental purposes.

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 7.37-acre Project Site is currently vacant and is designated both Residential 6 and Public Facility; Zoned Single Family Residential (R-1D). The Proposed Project consists of 67 residential small lots 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/northwest, southwest and west, and water filtration facilities to the east and south. 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 & Public Facility	Single Family Residential (R-1D)	Vacant
North	Public Facility	Single Family Residential (R-1B) & Single Family Residential (R-1D)	Vacant & Single Family Residential
East	Residential 6 & Public Facility	Single Family Residential (R-1B) & Single Family Residential (R-1A-10000)	Water Treatment Plant
South	Residential 6	Single Family Residential (R-1B)	Water Treatment Plant
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 20793)
- 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 October 10th, 2025, the City of Rialto mailed notification letters pursuant to State Bill 18 (SB 18) and Assembly Bill 52 (AB 52) to the following tribes: Gabrieleño-Tongva Tribe, Augustine Band of Cahuilla Mission Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Cahuilla Band of Indians, Gabrieleño Tongva Indians of California Tribal Council, Cabazon Band of Mission Indians, Gabrieleño-Tongva San Gabriel Band of Mission Indians, Gabrieleño Tongva Indians of California Tribal Council, Agua Caliente Band of Cahuilla Indians, Gabrieleño-Tongva Nation, Gabrieleño Band of Mission Indians - Kizh Nation, Soboba Band of Luiseño Indians, Morongo Band of Mission Indians, Torres-Martinez Desert Cahuilla, Pala Band of Mission Indians, Ramona Band of Cahuilla, Serrano Nation of Mission Indians, Pechanga Band of Indians, Quechan Tribe of the Fort Yuma Reservation, Rincon Band of Luiseño Indians, Santa Rosa Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation. Requests for consultations were due to the City by December 31, 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: SB 18 & AB 52 Consultation Summary

Name of Tribe	Date of Notification Letter	Date of Consultation (If requested)	Conclusion
Gabrieleño-Tongva Tribe	October 10 th , 2025		No response
Augustine Band of Cahuilla Mission Indians	October 10 th , 2025		No response
Los Coyotes Band of Cahuilla and Cupeno Indians	October 10 th , 2025		No response
Cahuilla Band of Indians	October 10 th , 2025		No response
Gabrieleño Tongva Indians of California Tribal Council	October 10 th , 2025		No response
Cabazon Band of Mission Indians	October 10 th , 2025		No response

Gabrieleño-Tongva San Gabriel Band of Mission Indians	October 10 th , 2025		No response
Gabrieleño Tongva Indians of California Tribal Council	October 10 th , 2025		No response
Agua Caliente Band of Cahuilla Indians	October 10 th , 2025		No response
Gabrieleño-Tongva Nation	October 10 th , 2025		No response
Gabrieleño Band of Mission Indians - Kizh Nation	October 10 th , 2025	October 21 st , 2025	Consultation requested. Mitigation provided
Soboba Band of Luiseño Indians	October 10 th , 2025		No response
Morongo Band of Mission Indians	October 10 th , 2025		No response
Torres-Martinez Desert Cahuilla	October 10 th , 2025		No response
Pala Band of Mission Indians	October 10 th , 2025		No response
Ramona Band of Cahuilla	October 10 th , 2025		No response
Serrano Nation of Mission Indians	October 10 th , 2025		No response
Pechanga Band of Indians	October 10 th , 2025		No response
Quechan Tribe of the Fort Yuma Reservation	October 10 th , 2025		No response
Rincon Band of Luiseño Indians	October 10 th , 2025		No response
Santa Rosa Band of Cahuilla Indians	October 10 th , 2025		No response
Yuhaaviatam of San Manuel Nation	October 10 th , 2025	November 18 th , 2025	Consultation requested. Mitigation provided

Figure 1 Regional Vicinity Map

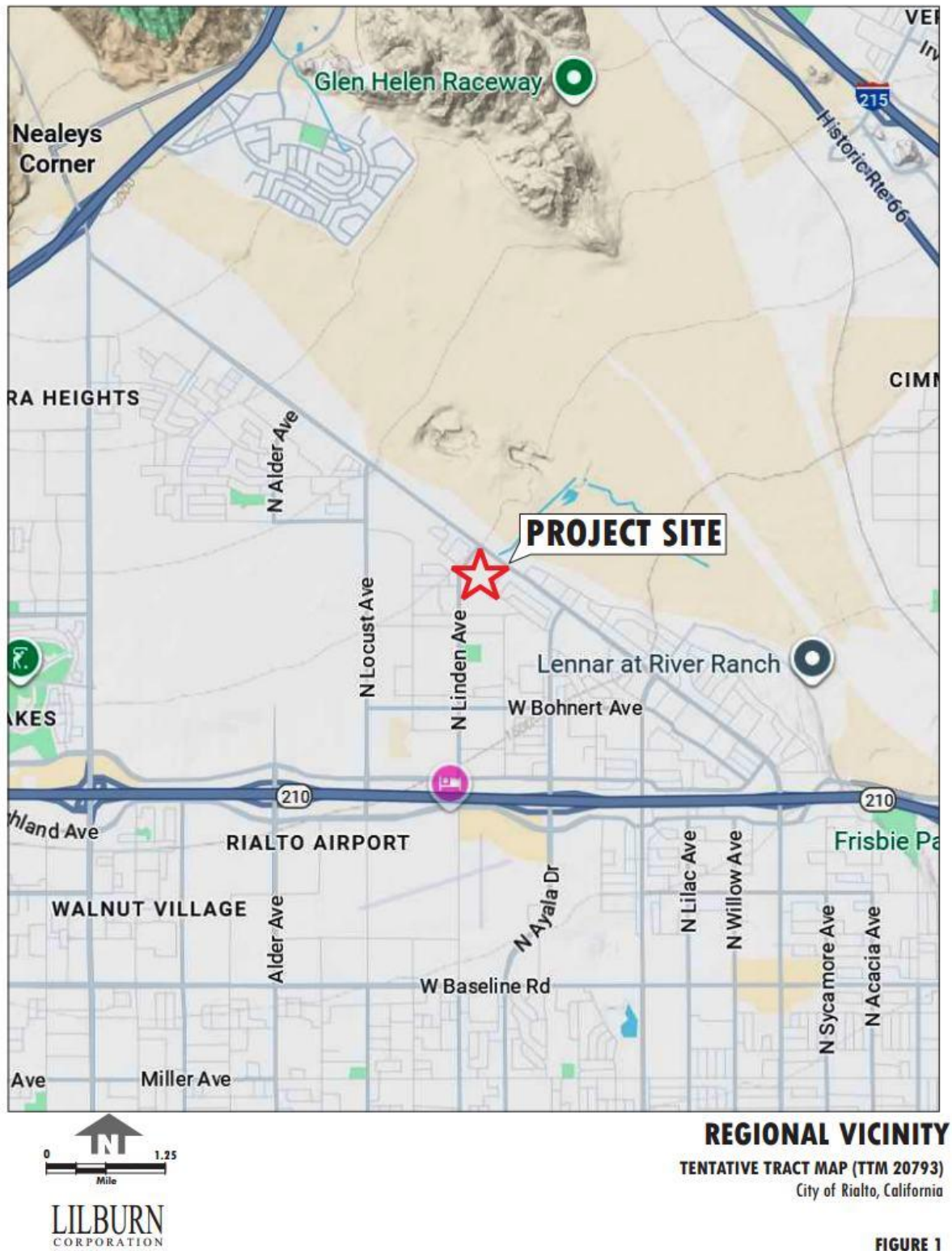


Figure 2 Project Vicinity Map



VICINITY MAP
TENTATIVE TRACT MAP (TTM 20793)
City of Rialto, California

FIGURE 2

Figure 3 Proposed Change of Zone

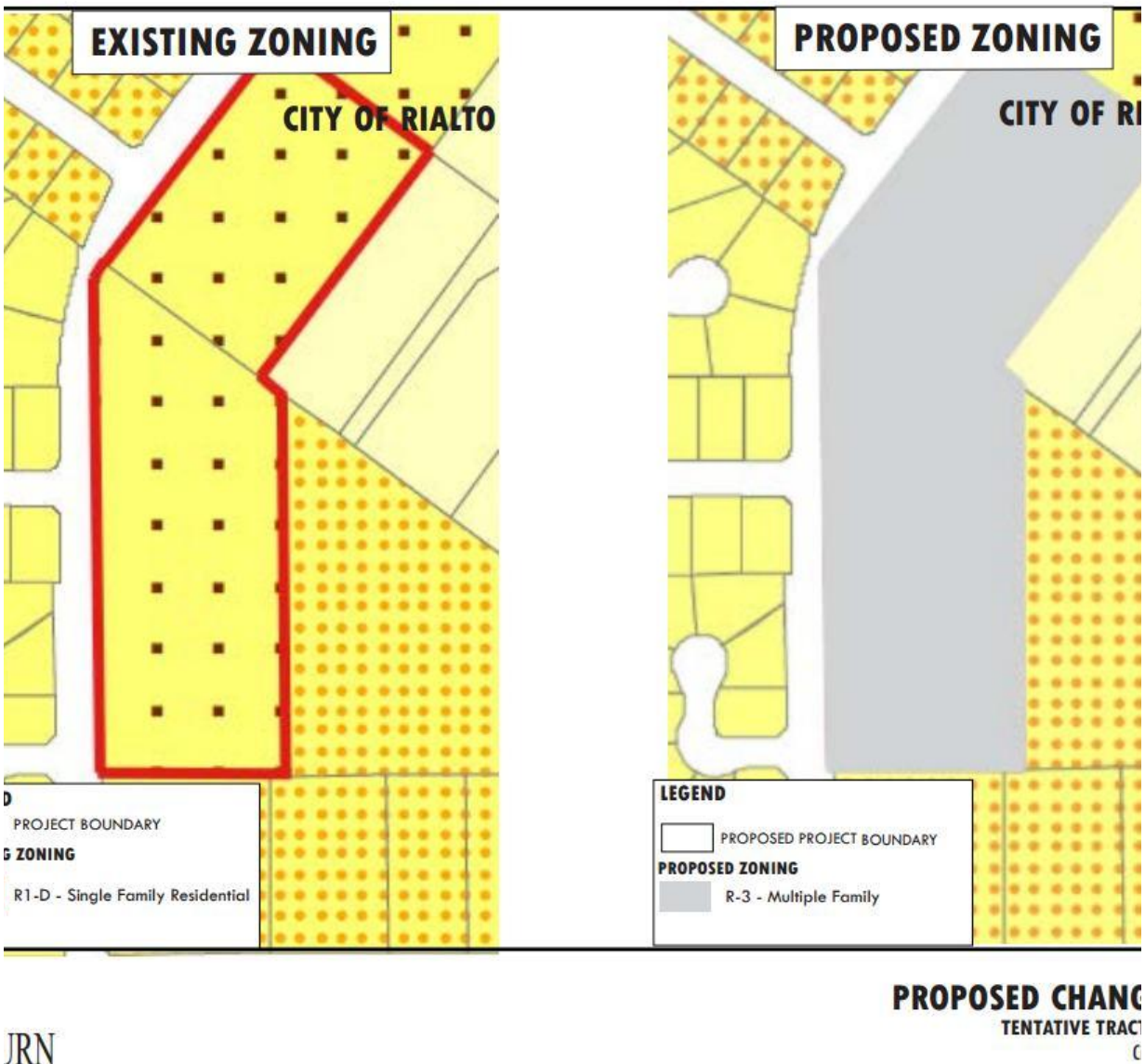
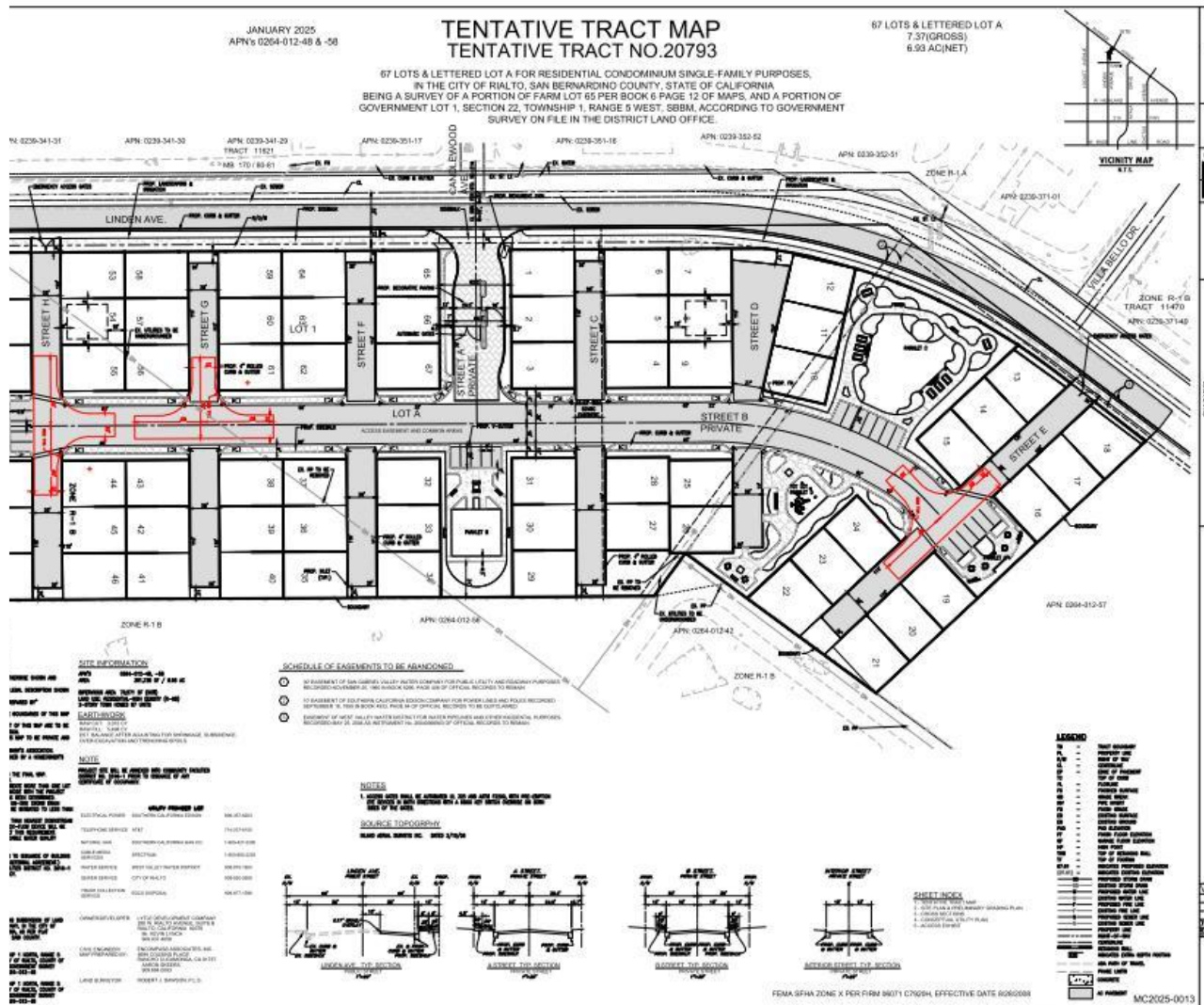


Figure 4 Tentative Tract Map (TTM 20793)



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 being the development of a small lot detached residential development on an approximate 7.37-acre site. The Project Site is located on the east side of Linden Avenue approximately 300 feet north of Summit 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 occurs in Township 1 North, Range 5 West, and Section 22 of the Devore 7.5-Minute USGS Topographic Quadrangle (see Figure 1 – *Regional Location*). The site is located on Linden Avenue approximately 300 feet north of Summit Avenue in the City of Rialto (see Figure 2 – *Project Vicinity*).

2.3 PROJECT DESCRIPTION

Lytle Development Company (Applicant) is requesting approval of a General Plan Amendment (GPA) to change the existing Land Use Designations of Residential 6 and Public Facility to Residential 12, and a Zone Change (ZC) to change the existing zoning of Single Family Residential (R-1D) to Multiple Family (R-3). The GPA and ZC would allow for the subdivision of a 67-lot Tentative Tract Map on a 7.37-acre site [Assessor's Parcel Numbers (APN) 0264-012-48 & 0264-012-58] The proposed GPA and ZC by APN are shown in Table 3 below. The 67 lots would be approximately 2,200 square-feet each. The TTM also includes a combined approximate 51,300 square-feet of open space shown as Parklet A, B, C, D, and E. (see Figure 4 – *Tentative Tract Map*).

Table 3
Proposed GPA and ZC

APN	Land Use Designation	Requested Land Use Designation	Current Zoning	Requested Zoning Change
0264-012-48	Residential 6 (R6)	Residential 12 (R12)	Single Family Residential (R-1D)	Multi-Family Residential (R-3)
0264-012-58	Public Facility (PF)	Residential 12 (R12)	Single Family Residential (R-1D)	Multi-Family Residential (R-3)

As shown on Figure 4, the Project Site would have 3 access points, one (1) 40- foot wide access point for the public and two (2) 26- foot wide emergency access points all located from Linden Avenue would provide acceptable ingress and egress routes for residents as well as for potential emergency vehicles.

There are three easements on the Project Site that would be abandoned as part of the project's entitlements. These include an easement granted to San Gabriel Valley Water Company for public utility and roadway purposes, an easement granted to Southern California Edison (SCE) company for power lines and poles, and an easement granted to West Valley Water District (WVWD) for water pipelines and other incidental purposes.

General Plan Designation and Zoning

The Project Site is made up of two (2) parcels APNs 0264-012-48 and 0264-012-58. AS SHOWN IN TABLE 3, APN 0264-012-48 is within the Residential 6 Land Use District and is currently zoned Single Family Residential (R-1D). APN 0264-012-68 is within the Public Facility Land Use District and is currently zoned Single Family Residential (R-1D).

According to the City of Rialto General Plan, a Land use Designation of Public Facility does not allow for residential development and Residential 6 only allows for two to six dwelling units per acre. The Project Site is approximately 7.37 acres and is anticipated to develop 67 residential units. Thus, the Proposed Project would have approximately 9 residential units per acre and would not be allowable with the current Residential 6 Land Use Designation.

2.4 EXISTING CONDITIONS AND SURROUNDING LAND USES

The Project Site consists of APNs 0264-010-48 and 0264-010-58. The Project Site is an undeveloped vacant lot. There is a SCE easement with active powerlines that cuts across diagonally through parcel 0264-010-48 starting at the southwest corner. Ruderal grass is the primary existing vegetation within the Project Site boundaries. There are no sidewalks or light posts along the Project Site boundaries, however there are sidewalks and light posts at the frontage of adjacent developed properties to the north, south and west.

Surrounding properties are primarily composed of single-family residences, which occur to the north/northwest, southwest and west of the Project Site. Other developed uses to the south/southeast and east include the Oliver P. Roemer Water Filtration Facility and the Summit Water Treatment Plant both operated by WVWD as water treatment facilities.

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 both the north, and west. Other surrounding land uses include the Summit Water Treatment Plant to the south and the Oliver P. Roemer Water Filtration Facility 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. The Project proposes a TTM for 2-story single family residences, each approximately 25 feet in height. 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 and bare ground. 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 three (3) miles northwest of the Project Site.¹ No known significant scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings exist on 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 public facility uses. The Proposed Project includes a ZC to R-3 and GPA to Residential 12 (refer to Table 3 above). 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 two (2) 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 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, discretionary actions for

¹ San Bernardino Countywide Plan: NR-3 Scenic Routes & Highways Map. Accessed on June 4, 2025.

² City of Rialto Municipal Code 18.61.140 - Lighting. Accessed on June 4, 2025.

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. 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 Act Contracts are assigned to the Project Site.⁴ The City of Rialto's Zoning Map identifies the Project Site being located within the Single Family Residential Zones R-1D and within the Residential 6 and Public Facility Land Use Designations. The nearest land within the City zoned Agricultural A-1 is approximately 5 miles southeast of the Project Site. 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 and there is no designated forestry land. 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.				

³ California Department of Conservation. California Important Farmland Finder. Accessed on June 4, 2025.

⁴ San Bernardino County Assessor. Parcels Under Open Space Contract Report. Accessed on June 6, 2025.

- 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 a GPA to change the existing Land Use Designations of Residential 6 and Public Facility to Residential 12 and a ZC to change the existing zoning of R-1D (6 du/ac) to R-3 (16 du/ac).

An evaluation of potential air quality impacts related to the existing designated uses (low density residential) and the proposed higher density 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 lower density uses were estimated using CalEEMod version 2022 (Proposed Project CalEEMod outputs refer to Appendix A and low-density Residential CalEEMod outputs refer to Appendix A-1). Table 4 and Table 5 illustrate operational emissions associated with the current zoning and the Proposed Project.

As shown in Table 4, operational impacts resulting from either the low-density residential use or the Proposed Project's higher density residential use would not exceed SCAQMD thresholds.

Table 4
Operational Emissions
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Existing GPA/Zoning	3.80	2.70	16.00	0.04	3.00	0.86
Proposed Project	5.77	3.65	24.0	0.06	4.54	1.26
SCAQMD Threshold	55	55	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod.2022 Max Emissions

Table 5
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O	R
Existing GPA/Zoning	666	0.48	0.03	0.82
MTCO ₂ e ²	22.9			
Proposed Project	1,006	0.73	0.04	1.25
MTCO ₂ e ²	34.6			
SCAQMD Threshold	3000			
Significance	No			

Source: CalEEMod.2022 Annual 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.

As shown in Table 5, Greenhouse Gas Emissions (GHG) would not exceed the County's screening threshold of 3,000 MTCO₂e (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 6, which represent maximum construction emissions.

As shown in Table 6, construction emissions during the years 2026 and 2027 would not exceed SCAQMD thresholds. Impacts would be less than significant, and no mitigation measures would be required.

Table 6
Maximum Construction Emissions
(Pounds per Day)

Source/Phase	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2026	3.22	29.2	30.1	0.05	6.58	3.82
2027	41.9	9.72	14.7	0.03	0.72	0.40
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 Proposed Project will not include the manufacture or production of any products on-site; therefore, no industrial type emissions will be generated. The operational mobile source emissions were calculated in accordance with the Traffic Impact Analysis prepared by Ganddini Group, Inc. in September 2025. The Proposed Project is anticipated to generate approximately 632 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 7 and Table 8, which represent summer and winter operational emissions, respectively.

Table 7
Summer Operational Emissions
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	2.32	2.03	19.6	0.05	4.42	1.14
Area	3.42	0.98	4.21	0.01	0.08	0.08
Energy	0.03	0.53	0.23	<0.005	0.04	0.04
Totals (lbs/day)	5.77	3.54	24.0	0.06	4.54	1.26
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod.2022 Summer Operational Emissions.

Table 8
Winter Operational Emissions
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	2.16	2.18	16.5	0.05	4.42	1.14
Area	3.09	0.94	0.40	0.01	0.08	0.08
Energy	0.03	0.53	0.23	<0.005	0.04	0.04
Totals (lbs/day)	5.28	3.65	17.1	0.06	4.54	1.26
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 and west. The Proposed Project would require a GPA to change the existing Land Use Designations of Residential 6 and Public Facility to Residential 12 and a ZC to change the existing zoning of R-1D (6 du/ac) to R-3 (16 du/ac). The Proposed Project would propose 67 housing units on a 7.37-acre site, which would result in approximately 9 du/ac. Emissions were analyzed for both the existing and the Proposed Project's anticipated air quality emissions. As demonstrated in Table 4 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 would 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 2025 was prepared for the Proposed Project by Jennings Environmental, LLC (Jennings) (see Appendix B). The Project Site is currently vacant and is bordered by single-family residential uses to the north/northwest, southwest and west, and water filtration facilities to the east and south. Based on Jennings site visit, the site was found to be highly disturbed and showed signs of grading, disking, and vegetation management.				

Vegetation:

The vegetation on-site consists of a mixture of Wild oats and annual brome grasslands (*Avena* spp. - *Bromus* spp. Herbaceous Semi-Natural Alliance) and ruderal/disturbed vegetation with 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:

No State and/or federally listed threatened or endangered species or other sensitive species were observed on-site during surveys. Species observed or otherwise detected on or in the vicinity of the Project Site during the surveys included house finch (*Haemorrhous mexicanus*), house sparrow (*Passer domesticus*), and northern mockingbird (*Mimus polyglottos*) (a complete list of species is provided in Appendix B). 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) – Candidate Species-Endangered (State)

The Project Site is highly disturbed with compacted and cobbly 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 and State)

The Project Site is highly disturbed with compacted and cobbly 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.

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*), and California buckwheat (*Eriogonum fasciculatum*), 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 lenses⁵ 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.

⁵ 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

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.

Jennings determined that the Project Site does not provide suitable habitat for any species identified as a candidate, sensitive or special status species.

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.

With implementation of Mitigation Measures BIO-1, the Proposed Project would not have a substantial adverse effect on any species identified as a candidate, sensitive or special status species. Therefore, less than significant with mitigation.

- b) **No Impact.** Based on the BRA, the Project Site does not have any jurisdictional features meaning it does not contain any riparian habitat. The BRA also concluded that no sensitive habitat, including USFWS-designated critical habitat, occurs within or adjacent to the Project Site. 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 B), the Project Site was reviewed with 100 percent visual coverage 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 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.** According to the BRA the Project Site is not mapped within an area for wildlife movement. Additionally, the Project Site is not within an adopted habitat conservation plan. Therefore, the proposed Project will not have an impact on any current wildlife corridors or habitat conservation plans. Additionally, the BRA did not identify any drainage features, a definable bed or any bank features. The Project site is surrounded by development and therefore would not affect 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 vegetation on-site consists of a mixture of Wild oats and annual brome grasslands (*Avena* spp. - *Bromus* spp. Herbaceous Semi-Natural Alliance) and ruderal/disturbed vegetation with 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.

To meet the General Plan Policies, the Proposed Project would include drought resistant native trees throughout the Parklets located on site (see Figure 4 –Tentative Tract Map). 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),⁶ or as shown in the City of Rialto General Plan. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

⁶ California Department of Fish and Wildlife. California Natural Community Conservation Plans. August 2023. Accessed on July 3rd, 2025.

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

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. A Cultural Resources Record Search Results letter (see Appendix C) dated June 12, 2025, was prepared by BFSa Environmental Services (BFSa). Based on aerial photographs (1938 to 2025) of the subject property indicates that no buildings have historically been located on the subject property. Further, aerial photographs illustrate the property has been repeatedly cleared since 1938. Most notably, 2009 photographs depict the entire area as cleared of vegetation and possibly partially graded. According to CEQA (§ 15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as: 1. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. 2. The significance of an historical resource is materially impaired when a project: a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the CRHR; or b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical				

resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,

- c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources (CRHR) as determined by a lead agency for purposes of CEQA.

The Cultural Resources Record Search did not identify any historical resources as defined by CEQA within the Project Site. Therefore, less than significant adverse impacts are identified or are anticipated.

- b) **Less than Significant.** BFSa requested an archaeological records search for a one-mile radius around the Project Site from the South Central Coastal Information Center (SCCIC) at CSU Fullerton. The SCCIC records search indicated that a total of eleven (11) previously recorded resources have been identified within a one-mile radius of the Project Site. These resources include one (1) prehistoric and ten (10) historic resources. No previously recorded cultural resources were identified within the Project Site's boundaries.

The records search results also indicated that thirty-eight (38) previous studies have been conducted within one mile of the Project Site, two of which overlap the Project Site (Smith et al. 1981; Glover et al. 2010). Neither of the studies that overlapped the subject property identified any resources within the Project Site.

The archaeological records search did not identify any archaeological resources as defined by CEQA within the Project Site.

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 October 10, 2025, the City of Rialto mailed AB 52/SB 18 notification letters to the following tribes: Gabrieleño-Tongva Tribe, Augustine Band of Cahuilla Mission Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Cahuilla Band of Indians, Gabrieleño Tongva Indians of California Tribal Council, Cabazon Band of Mission Indians, Gabrieleño-Tongva San Gabriel Band of Mission Indians, Gabrieleño Tongva Indians of

California Tribal Council, Agua Caliente Band of Cahuilla Indians, Gabrieleño-Tongva Nation, Gabrieleño Band of Mission Indians - Kizh Nation, Soboba Band of Luiseño Indians, Morongo Band of Mission Indians, Torres-Martinez Desert Cahuilla, Pala Band of Mission Indians, Ramona Band of Cahuilla, Serrano Nation of Mission Indians, Pechanga Band of Indians, Quechan Tribe of the Fort Yuma Reservation, Rincon Band of Luiseño Indians, Santa Rosa Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation.

Responses were received from Gabrieleño Band of Mission Indians - Kizh Nation and Yuhaaviatam of San Manuel Nation (YSMN). Both tribes provided tribal cultural resources mitigation (see Section XVIII) and the YSMN requested the following Cultural mitigation measures be implemented.

Mitigation Measures

Yuhaaviatam of San Manuel Nation

CUL-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

CUL-2: If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

CUL-3: If human remains or funerary objects 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.

CUL-4: 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.

With implementation of Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4 the Proposed Project would not have a substantial adverse effect on archaeological resources. Therefore, less than significant impacts would occur with mitigation.

- c) **Less than Significant.** The discovery of human remains is always a possibility during ground-disturbing activities. Therefore, 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. Adherence to the above regulations would ensure impacts remain less than significant.

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 36,549.15 gallons of diesel fuel for operation of heavy-duty equipment.

All construction worker trips (light duty autos) are estimated to use approximately 9,896 gallons of gasoline fuel. The consumption from construction vendor trips (material delivery in light duty autos) is anticipated to be approximately 3,115 gallons of gasoline fuel.

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 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 203,457 gallons of fuel per year based on the project's future residents' 2,205,214 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) provides electrical services for the project area. The demand for electricity associated with the Proposed Project would be for operation of the 67 residential units. In 2024, the Residential Sector of the Southern California Edison planning area consumed 99,880 GWh of electricity.⁷ Based on the CalEEMod emission output tables for the Proposed Project, the estimated electricity demand is 0.509845 GWh, which would account for approximately 0.000510 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 provides natural gas services to the project area. In 2024, the Residential Sector of the Southern California Gas Company planning area consumed 4,288 million therms of natural gas.⁸ Based on the CalEEMod emission output tables for the Proposed Project, the estimated natural gas demand is 20,964.11 therms of natural gas. The Proposed Project's estimated annual electricity consumption compared to the 2024 annual natural gas consumption of the overall Residential Sector in the Southern California Gas Company Planning Area would account for approximately 0.0004889 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

⁷ <https://www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/california-energy-consumption-dashboards-0>. Accessed October 10/09/2025.

⁸ <https://www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/california-energy-consumption-dashboards-1> October 10/09/2025.

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.

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?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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 not located within an Alquist-Priolo Earthquake Fault Zone.⁹

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.

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.

As mentioned above, the Project Site is not located within a designated Alquist-Priolo Earthquake Fault Zone. However, during its design life, the Project 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 CBC, 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 (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.

⁹ California Department of Conservation. California Geological Survey, Earthquake Zones of Required Investigation. [Earthquake Zones of Required Investigation](#) Accessed on June 6th, 2025.

- 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 CBC 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. In addition to compliance with the CBC, the Project will also be required to show compliance with the City of Rialto 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. According to the GSI and their review of the Geologic Hazard Overlay map in the San Bernardino County Land Use Plan (County of San Bernardino, 2010), the Project Site does not lie within a zone of generalized liquefaction susceptibility and is designated as non-susceptible to liquefaction. Additionally, the Project Site has not been identified as being susceptible to liquefaction by the city of Rialto.

Development of the Project Site would take place in accordance with the applicable requirements listed in the 2022 CBC and the buildings and construction requirements of the City of Rialto Municipal Code and LHMP. According to the San Bernardino County Countywide Plan Hazards Element Map HZ-2 Liquefaction & Landslides, the Project Site is not within a general liquefaction susceptibility area. Therefore, less than significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- iv) **Less than Significant Impact.** Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. 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. Therefore, 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 7.37 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. 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. 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. BMPs applicable to the Proposed Project will be subject to City approval and provided in contract bid documents. 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 Geotechnical Investigation by GeoSoils, Inc. (GSI), dated September 15th, 2025; (see Appendix D) 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 7 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. 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, since the groundwater basin is now adjudicated, it is unlikely that the Watermaster would allow groundwater extraction to increase to the point that significant subsidence would occur onsite.

GSI considers liquefaction and lateral spreading to both be negligible or mitigated as a result of site location, soil characteristics, and typical site development procedures. Based on review of Geologic Hazard Overlay maps in the San Bernardino County Land Use Plan (County of San Bernardino, 2010), the site does not lie within a generalized landslide susceptibility zone. However, due to the non-cohesive (friable) materials that exist onsite, caving and sloughing should be anticipated in all subsurface excavations and trenching. Appropriate safety considerations for potential caving and sloughing, such as shoring or sloping layback cuts, shall be incorporated into the construction design details. 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 gravelly loamy sand (TvC). The Tujunga series consists of very deep, somewhat excessively drained soils that formed in alluvium from granitic sources. Tujunga soils are on alluvial fans and floodplains, including urban areas. TvC absorbs water and dries out at

a steady rate.¹⁰ 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.** A Paleontological Records Search letter report was prepared by BFSA Environmental Services, June 12, 2025 (see Appendix E for report). The paleontological records search focused upon the property’s potential to contain significant paleontological resources that could represent a constraint to the use of the property for future development. The scope of work for the paleontological records search included a review of existing records regarding recorded fossil localities within and adjacent to the property, the Project Site’s geologic setting.

According to the geological record search, the surface of the project property is mapped as Holocene-aged young alluvial fan deposits, “Unit 5,” described as unconsolidated to moderately consolidated, coarse-grained sand to bouldery alluvial fan deposits. BFSA concluded that the property has a low potential to yield Pleistocene-aged mammalian fossils or fossils of any other age based upon the coarse nature of the sedimentary deposits mapped at the project and their young geologic age.

A paleontological collections and locality records search was conducted for a prior, nearby project in 2022 by the San Bernardino County Museum in Redlands. The prior project is located approximately one mile south of the current project, northeast of the intersection of Linden Avenue and Casmalia Street. Based upon the records search, the closest known fossils to the current project are located approximately five miles to the east.

The completed records search has determined that no paleontological resources are known to be located on or near the property. The geological and paleontological records search results indicate that the property has a low potential to yield Pleistocene-aged mammalian fossils or fossils of any other age based upon the coarse nature of the sedimentary deposits mapped at the project and their young geologic age. Significant impacts to potential paleontological resources below the surface would likely not occur in relatively shallow grading and excavation activities. A formal paleontological assessment and/or monitoring plan does not appear warranted. Therefore, less than significant, and no mitigation measures are required.

¹⁰ USDA soil series, Web Soil Survey, [Web Soil Survey](#). Accessed on June 16, 2025

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 (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.

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 9 and Table 10 below. The Proposed Project's emissions are compared to SCAQMD's screening threshold of 3,000 MTCO₂e.

Table 9
Greenhouse Gas Construction Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O	R1
2026	285	0.01	0.01	0.06
2027	124	<0.005	<0.005	0.03
SCAQMD MTCO ₂ e Thresholds	3,000			
Total MTCO₂e	409			
Construction amortized	13.63			

Source: CalEEMod 2022, Lilburn Corporation

Table 10
Greenhouse Gas Operational Emissions
(Metric Tons per Year)

Source/Phase	CO ₂	CH ₄	N ₂ O	R1
Mobile	778	0.04	0.04	1.10
Area	14.8	<0.005	<0.005	--
Energy	191	0.02	<0.005	--
Water	16.7	0.09	<0.005	--
Waste	5.78	0.58	0.00	--
Refrigeration	--	--	--	0.15
Construction amortized	34.6			
SCAQMD MTCO ₂ e	3,000			
Thresholds				
Total MTCO₂e	1,038			
Significant	No			

Source: CalEEMod.2022, Lilburn Corporation

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.

Based on the project's CalEEMod (version 2022) results, construction activity for the project would generate an estimated 409 metric tons of CO₂e per year. Therefore, the Proposed Project's construction emissions would not exceed the 3,000 MT CO₂e annual screening threshold defined by SCAQMD.

As shown in Table 10, the Proposed Project's total net operational GHG emissions do not exceed SCAQMD's screening threshold of 3,000 MTCO₂e per year. Therefore, no significant 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, 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 67 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) **Less than Significant.** Carter High School is located approximately one-quarter mile southwest of the Project Site. However, due to the nature of the Project being for future residential development, various chemicals that would be used would be 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) **No Impact.** 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 system¹¹. EnviroStor tracks cleanup,

¹¹ California Department of Toxic Substances Control. EnviroStor. Accessed on June 4th, 2025.

permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project Site. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- e) **No Impact.** The Project Site is located approximately 10 miles northwest from the San Bernardino International Airport.¹² The second closest active airport would be the Ontario International Airport, located approximately 13 miles southwest from the Project Site.¹³ 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 would have 3 access points, one (1) 40- foot wide access point for the public and two (2) 26- foot wide emergency access points all located from Linden Avenue would provide acceptable ingress and egress routes for residents as well as for potential emergency vehicles. Linden Avenue is not classified as an emergency evacuation route in the City General Plan or Countywide Plan. However, the Project Site is approximately 1 mile north of the 210 Freeway, which is classified as an evacuation route in the Countywide Plan.¹⁴ 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.
- 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 “High” Fire Hazard Severity Area.¹⁵ 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.¹⁶ Additionally, the Proposed Project is not directly adjacent to any wildland areas. Wildland fire hazards are areas of concern where development is adjacent to wildland areas, particularly in north Rialto. The nearest fire station is Station 204, located approximately 1 mile northwest 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.

¹² San Bernardino County. County Policy Plan web maps: TM-6 “Airports.” Accessed on June 4th, 2025.

¹³ San Bernardino County. County Policy Plan web maps: TM-6 “Airports.” Accessed on June 4th, 2025.

¹⁴ San Bernardino Countywide Plan. PP-2 Evacuation Routes. Accessed on June 4th, 2025.

¹⁵ [HZ-5 Fire Hazard Severity Zones](#) Accessed on June 4th, 2025.

¹⁶ 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 June 4th, 2025.

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	☐	☐	☒	☐
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 disturb approximately 7.37 acres and a National Pollutant Discharge Elimination System (NPDES) permit is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Therefore, the Proposed Project would be subject to a NPDES permit. 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 SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters.

A Water Quality Management Plan (WQMP) (Appendix F) 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 F, 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 trash, sediment, fossil fuels, 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.

- b) **Less than Significant.** The Project Site is located within the service area of the West Valley Water District (WVWD). 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.¹⁷ In 2017, WVWD had a per capita water use of 200 gallons per person per day.¹⁸ The average persons per household in the City is 3.868.¹⁹ The proposed 67 Single family homes would result in an estimated population of 260 and a water demand of 52,000 gallons per day (0.052 mgd). Therefore, the Proposed Project would use approximately 776 gallons per unit per day. WVWD has submitted a letter confirming that their current water supply infrastructure could adequately support the Proposed Project. The anticipated water demand for the Proposed Project would not substantially decrease groundwater supplies in the vicinity as the WVWD has confirmed it could adequately support the Project. There are no groundwater recharge facilities in the vicinity and therefore, the Proposed Project would not interfere with any groundwater recharge. Storm water flows on-site would be directed to an infiltration basin on-site. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

¹⁷ Water Systems Consulting, Inc. 2015 San Bernardino Valley Regional Urban Water Management Plan. June 2016. Accessed on October 16, 2025.

¹⁸ West Valley Water District 2020 Water Facilities Master Plan. Accessed on October 16, 2025.

¹⁹ City of Rialto General Plan. Table 2-3 Land Use Build Out. Accessed June 27, 2025.

- 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. Soil erosion could occur due to a storm event. Thus, 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 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.** A Drainage Study was prepared by Encompass Associates, Inc. dated June 2025, for the Project (see Appendix G for report), for the purpose of determining the extent of 100-year storm facilities required for the development of this project. In order to comply with the San Bernardino County storm water quality management requirements, the project proposes to utilize catch basins that would then connect to a proposed onsite infiltration basin for stormwater quality treatment. All runoff will be collected by inlets which will drain to a proposed infiltration basin located at the southwest corner of the project. Overflows will be conveyed onto Linden Avenue via parkway drains. The system is designed to reduce runoff to a level below the existing conditions. 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 of polluted runoff. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- iv) **Less than Significant.** According to the FEMA Flood Map and the Countywide Flood Hazards Map, the Project Site is not within range of a flood hazard. The closest body of water is the Santa Ana River, which is approximately 8 miles southeast of the Project Site.^{20,21} The Proposed Project is not anticipated to impede or redirect potential flood flows. The project proposes to utilize catch basins that would then connect to a proposed onsite infiltration basin for stormwater quality treatment to meet the storm water quality management requirements. The proposed

²⁰ FEMA Flood Map. Accessed on October 13th, 2025.

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

²¹ San Bernardino Countywide Plan: HZ -4 Flood Hazards. Accessed on October 13th, 2025.

infiltration basin located at the southwest corner of the project would be sized and designed to capture flows from the project site. The infiltration basin would be sized to also address potential 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.

- 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 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. The Project Site is not located within a 100-year FEMA Flood Zone Area. Moreover, there are no dams, reservoirs, or large bodies of water near the Project Site.²² 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 the applicable Regional Water Quality Control Board’s Water Quality Control Plan.

California’s [Sustainable Groundwater Management Act \(SGMA\)](#) requires State-designated medium- and high-priority basins to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs) and manage groundwater for long-term sustainability. The SGMA 2019 Basin Prioritization identified ninety-four basins and/or sub-basins as medium or high priority and are required to form GSAs and develop GSPs. These 94 basins, in combination with adjudicated areas which have existing governance and oversight in place, account for 98 percent of the pumping (20 million acre-feet), 83 percent of the population (25 million Californians), and 88 percent of all irrigated acres (6.7 million acres) within the state’s groundwater basins.²³ The Project Site overlies the Upper Santa Ana Valley - Rialto-Colton (8-002.04) basin which has a very low-priority groundwater basin.

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?	☐	☐	☒	☐

²² San Bernardino County. County Policy Plan web maps: HZ-3 “Dam & Basin Hazards.” Assessed on July 9th, 2025.

²³ California Department of Water Resources. Basin Prioritization. <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>. Accessed October 16, 2025.

- 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 67 residential units to a 7.37-acre parcel. The Project would include one (1) access road and two (2) emergency access roads from Linden Avenue. The Proposed Project is not anticipated to impair nor physically divide the surrounding community. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- b) **Less than Significant.** The Proposed Project includes a request for a GPA to change the existing Land Use Designations of Residential 6 and Public Facility to Residential 12, and a ZC to change the existing zoning of R-1D to R-3 (refer to Figure 3 – *Proposed Change of Zone*). The Proposed Project is permitted within the R-3 zone. The Proposed Project would be subject to the development standards established by the R-3 zone. Approval of the requested GPA and CZ will remove any conflict with land use plans or regulations. Therefore, a less than significant impact would occur, 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?	☐	☐	☒	☐
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-2 (MRZ-2), as identified in the General Plan Exhibit 2.7 and the San Bernardino Countywide Plan. ^{24, 25} An MRZ-2 classification states that significant mineral deposits are present or there is a high likelihood based on the location. The General Plan Exhibit 2.6 indicates that the Project Site does not have any significant aggregate resources				

²⁴ Rialto General Plan, Land Use Element 2023 update. Page 2-39. Exhibit 2.7. Accessed on June 6, 2025.

²⁵ San Bernardino Countywide Plan: NR-4 Mineral Resource Zones. Accessed on June 6, 2025.

as designated by the State Mining and Geology Board (1987). 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 2.6 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. The Proposed Project is located on a 7.37-acre site with the Land Use Designation Residential 6 (R6) and Public Facility (PF) that would not be viable for mining. 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) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

- a) **Less than Significant.** 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.

The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the "A-weighted" noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA. The primary source of noise in Rialto is from street and freeway traffic. The SR-210 freeway, which traverses the northern portion of the City, and I-10, which runs through the southern portion, present concerns where they run adjacent to residential neighborhoods. Other significant sources of noise include arterial roadways and intersections, as well as the Union Pacific Railroad lines running adjacent to I-10 and Metrolink, which runs directly through the City's downtown. The Project Site currently does not generate any noise.

Construction

The Proposed Project is in an area primarily consisting of residential and public facility land uses. Residences, which qualify as noise-sensitive land uses, would be exposed to noise generated from construction activities. 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

These permitted hours of construction are required in recognition that construction activities undertaken during permitted hours are a typical part of living in an urban environment. Construction activities for the Proposed Project would be conducted during allowable hours, per the Rialto Municipal Code. Additionally, construction would be

temporary as the noise from the construction equipment would cease once project construction is completed.

Construction activities for the Proposed Project would be conducted during allowable hours, and thus exempt from the City's noise standards. Accordingly, with compliance with the Rialto Municipal Code, construction noise impacts would be less than significant. Typical construction equipment including backhoes, loaders, compressors, rollers, and trucks would be used during project construction to clear the development site, construct the structures, and pave the parking lot. Noise levels would fluctuate and depend on variables such as the type of equipment, horsepower of the equipment, and atmospheric conditions. Nonetheless, the Proposed Project would implement best management practices to minimize noise generated during construction of the project to the furthest extent possible. These would include:

- Shutting off idling equipment
- Maximizing the distance between construction equipment staging areas and occupied residential areas
- Use of electric air compressors and similar power tools
- Equipping construction equipment with properly operating and maintained mufflers and other State-required noise attenuation devices
- Placing stationary construction equipment such that emitted noise is directed away from sensitive noise receivers
- Designing haul routes such that the routes do not pass sensitive land uses or residential dwellings.

With implementation of BMPs and adherence to the City's noise standards, construction impacts would therefore be less than significant and no mitigation measures are required.

Operation

The Project Site is currently vacant and does not generate any noise. The Proposed Project is the development of a 67 single family residential lot. The primary source of noise generated by the Proposed Project would be on-site traffic. The most prominent source of mobile traffic noise in the project vicinity is along N Riverside Avenue.²⁶ As the Proposed Project would result in 67 additional single family residential units, it would result in some additional traffic on adjacent roadways, thereby potentially increasing vehicular noise in the vicinity of existing and proposed land uses. The noise from pedestrian traffic and air conditioning units would be similar to the same noise sources and noise levels at the adjacent residences. The proposed 67 single family residential units are not anticipated to generate any significant noise that would be incompatible with the adjacent water filtration plant and surrounding residential developments which currently generate operational noise.

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

²⁶ San Bernardino County. County Policy Plan web maps: HZ-7 & HZ-8 "Existing & Future Noise Contours." Accessed on August 1, 2025.

- b) **Less than Significant.** Groundborne vibration and groundborne noise would originate from earth moving equipment used during the construction phase of the Proposed Project. The City of Rialto Municipal Code does not address construction vibration, however Section 83.01.090(a) of the County of San Bernardino Development Code prohibits the creation of ground vibration that can be felt without the aid of instruments at or beyond the lot-line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot-line.

The Project Site is currently an undeveloped vacant lot that does not generate any ground-borne vibration. Ground-borne vibration levels resulting from Proposed Project construction activities occurring at the Project Site would be temporary and construction activities, including grading, are anticipated to generate low levels of ground-borne vibration within the Project Site. The closest existing off-site structures are the water tanks located approximately 26 feet to the east of the Proposed Project's eastern property line.

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

These permitted hours of construction are required in recognition that construction activities undertaken during permitted hours are a typical part of living in an urban environment. Construction activities for the Proposed Project would be conducted during allowable hours, per the Rialto Municipal Code. Additionally, construction would be temporary as any groundborne vibration from the construction equipment would cease once project construction is completed. Therefore, groundborne vibration resulting from project construction would be temporary and short-term. Construction related ground vibration would be allowed as long as activities occur within the City-allowed construction period.

Groundborne vibration is not anticipated during operations of the Proposed Project. Project generated traffic on nearby roads also would not generate vibration because of the types of

surrounding roadways (paved and generally smooth surfaces) and the project's generation of primarily passenger vehicles. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- c) **No Impact.** The Project Site is located approximately 10 miles northwest from the nearest airport which is San Bernardino International Airport.²⁷ The Project Site is not located within an airport runway protection zone, airport safety area, or a low-altitude/high speed military airspace.²⁸ Therefore, the Proposed Project would not expose people residing or working in the project area to excessive noise levels. No impacts are identified or anticipated, and no mitigation measures are required.

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 3.868.²⁹ The Proposed Project would develop 67 residential housing units. Therefore, the Proposed Project would be anticipated to generate approximately 260 residents. The additional 260 residents would represent approximately 0.14 percent of the anticipated population growth by the year 2040. 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

²⁷ San Bernardino County. County Policy Plan web maps: TM-6 "Airports." Accessed on June 31st, 2025.

²⁸ San Bernardino County. County Policy Plan web maps: HZ-9 "Airport Safety & Planning Areas." Accessed on June 31st, 2025.

²⁹ City of Rialto General Plan. Table 2-3 Land Use Build Out. Accessed June 27th, 2025.

currently occupied housing. No impacts are identified or are anticipated, and no mitigation measures are required.

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. 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 204 located approximately 1 mile northwest 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 be 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 Rialto Police Department Station headquarters is located at 128 Willow Avenue, approximately 4 miles southeast 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 (RUSD).³⁰ The future development of 67 lots would result in approximately 260 additional people, based on 3.84 persons per household.³¹ The RUSD Student Generation Rate (SGR) for the Proposed Project would be 0.6716.³² The Proposed Project would therefore be anticipated to result in approximately 45 additional students. There are currently 23,461 students enrolled in the school district as shown on the California Department of Education District Profile for RUSD. 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 260 residents. The additional 260 residents would represent approximately 0.229 percent of the anticipated population growth by the year 2040.³³

Roger Birdsail Park is located approximately 0.25 miles south of the Project Site. The City of Rialto and the RUSD maintain a grand total of nearly 306 acres of park and recreation facilities. 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.

³⁰ City of Rialto General Plan. Exhibit 3.4 – School Districts and Facilities. Accessed on July 3rd, 2025.

³¹ United States Census, Rialto City, California (V2024) Link: census.gov/quickfacts Accessed on July 7th, 2025.

³² Rialto Unified School District School Fee Justification Study. June 3, 2022. Link: [Study \(rialto.k12.ca.us\)](https://study.rialto.k12.ca.us) . Accessed on July 7th, 2025.

³³ City of Rialto General Plan. Table 2-1 :Population Growth (2010-2040). Accessed on July 7rd, 2025

Thus, the City has a broad range of available recreational facilities, programs, and parks. 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 260 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 residents would represent approximately 0.229 percent of the anticipated population growth by the year 2040.³⁴ 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 generate approximately 260 new residents, 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.				

³⁴ City of Rialto General Plan. Table 2-1 :Population Growth (2010-2040). Accessed on July 7rd, 2025.

- b) **Less than Significant.** The Proposed Project includes approximately 67,250 square-feet of open space and recreational facilities (to be determined) to serve the Proposed Project. 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 *Traffic Impact Analysis* dated September 24, 2025, was prepared for the Proposed Project by Ganddini Group, Inc. (see Appendix H). 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 67 future residential dwelling units. The Proposed Project is forecast to generate a total of approximately 632 daily vehicle trips, including 47 vehicle trips during the AM peak hour and 63 vehicle trips during the PM peak hour.

Access to the Project Site will be from Linden Avenue via one (1) 40 ft main entrance and two (2) emergency access points.

Linden Avenue:

Linden Avenue is considered a Secondary Arterial according to the General Plan. These streets are identified as narrower in width than Major Arterials. Secondary Arterials also typically accommodate on-street parking and are designed for intermediate traffic 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 1 mile northwest of the Project Site near the intersection of W Casa Grande Dr and N Locust Avenue. The nearest Metrolink station is located approximately 4 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 north and east of the Project Site and is classified as a Class II bike lane.³⁵ Class II bike lanes share 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:** Senate Bill 743 (SB 743) approved in 2013, endeavors to change the way transportation impacts will be determined according to CEQA. In December 2018, the Natural Resources Agency finalized updates to CEQA Guidelines to incorporate SB 743 (i.e., Vehicle Miles Traveled [VMT]).

The updated CEQA Guidelines allow for lead agency discretion in establishing methodologies and thresholds provided there is substantial evidence to demonstrate that the established procedures promote the intended goals of the legislation. Where quantitative models or methods are unavailable, Section 15064.3 allows agencies to assess VMT qualitatively using factors such as availability of transit and proximity to other destinations. The Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (State of California, December 2018) ["OPR Technical Advisory"] provides technical considerations regarding methodologies and thresholds with a focus on office, residential, and retail developments as these projects tend to have the greatest influence on VMT.

³⁵ City of Rialto General Plan. Circulation Element. Exhibit 4.4 – Bicycle Routes. Accessed on June 12, 2025.

The City of Rialto's Traffic Impact Analysis (TIA) Guidelines for VMT and Level of Service (LOS) Assessment (December 2024). The City TIA Guidelines identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less than significant VMT impact. To qualify for VMT screening, the project need only satisfy one of the following screening criteria:

- **Projects Located within a Transit Priority Area (TPA)**

The Proposed Project is not located within a TPA based on review of the San Bernardino County Transportation Authority; therefore, this screening criteria is not met.

- **Projects Located within a low VMT area**

Based on the VMT Screening Tool results for the project site, located within 53750302, the baseline year (2025) VMT per service population for the project TAZ is 25.0, which is less than the City-established threshold of 32.7 VMT per service population based on the San Bernardino County regional average baseline. Therefore, the Proposed Project satisfies the City-established screening criteria for projects located in a low VMT area and the project's VMT impact would be less than significant.

- **Project Type Screening**

The project consists of 67 single-family dwelling units which generates more than 110 net new daily trips. Therefore, the Proposed Project does not satisfy the City-established screening criteria for land use types.

The Proposed Project satisfies the City established VMT screening criteria for projects located in a Low VMT area, and the project may be presumed to result in a less than significant VMT impact; further VMT analysis or mitigation is not required.

- 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., Linden Avenue) 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 hazards due to a design feature or incompatible uses. Access to the Project Site will be available on Linden Avenue via one (1) 40 ft main entrance and two (2) emergency access points. The driveways will be approximately 26 feet wide and are designated primarily for passenger car usage. Discretionary actions for the Proposed Project by the City of Rialto includes review and approval of the TTM 20793. With City approval of the TTM, 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.	☐	☒	☐	☐

- 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 and Public Facility to Residential 12, and a Zone Change (ZC) to change the existing zoning of Single-Family Residential (R-1D) to Multi-Family Residential (R-3) to allow for the construction and operation of 69 residential small lots on a 7.37-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).

An archaeological records search was conducted by BFSa at the SCCIC at CSU Fullerton. The SCCIC records search identified a total of eleven (11) previously recorded resources have been identified within a one-mile radius of the Project Site. These resources include one (1) prehistoric and ten (10) historic resources. No previously recorded cultural resources were identified within the Project Site's boundaries.

The records search results also indicated that thirty-eight (38) previous studies have been conducted within one mile of the Project Site, two of which overlap the Project Site (Smith et al. 1981; Glover et al. 2010). Neither of the studies that overlapped the subject property identified any resources within the Project Site. The complete SCCIC records search results can be found within the *Cultural Resources Record Search Results letter* June 12, 2025 (Appendix C). Based upon the records search results, the property does not contain any recorded resources and has never contained any buildings.

Given that the possibility of discovering a significant unanticipated tribal cultural resource remains, **Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4** listed in Section V, as well as tribal specific **Mitigation Measures TCR-1 and TCR-4** 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 October 10, 2025, the City of Rialto mailed AB 52/SB 18 notification letters to the following tribes: Gabrieleño-Tongva Tribe, Augustine Band of Cahuilla Mission Indians, Los Coyotes Band of Cahuilla and Cupeno Indians, Cahuilla Band of Indians, Gabrieleño Tongva Indians of California Tribal Council, Cabazon Band of Mission Indians, Gabrieleño-Tongva San Gabriel Band of Mission Indians, Gabrieleño Tongva Indians of California Tribal Council, Agua Caliente Band of Cahuilla Indians, Gabrieleño-Tongva Nation, Gabrieleño Band of Mission Indians - Kizh Nation, Soboba Band of Luiseño Indians, Morongo Band of Mission Indians, Torres-Martinez Desert Cahuilla, Pala Band of Mission Indians, Ramona Band of Cahuilla, Serrano Nation of Mission Indians,

Pechanga Band of Indians, Quechan Tribe of the Fort Yuma Reservation, Rincon Band of Luiseño Indians, Santa Rosa Band of Cahuilla Indians, and Yuhaaviatam of San Manuel Nation.

Responses were received from Gabrieleño Band of Mission Indians - Kizh Nation and Yuhaaviatam of San Manuel Nation. The tribes requested the following mitigation measures be implemented.

Mitigation Measures

Yuhaaviatam of San Manuel Nation

TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

Gabrieleño Band of Mission Indians - Kizh Nation

TCR-3: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

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

- c) The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- d) On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

TCR-4: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial).

- a) Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TCR-5: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.

- a) Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- b) If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
- c) Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- d) Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- e) Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

With implementation of tribal specific **Mitigation Measures TCR-1, TCR-2, TCR-3, TCR-4, and TCR-5** the Proposed Project would not have a substantial adverse effect to tribal cultural resources. Therefore, less than significant impacts would occur with mitigation.

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?	☐	☐	☒	☐
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 adjacent to the service area of the West Valley Water District (WVWD) and the Project Applicant is processing an annexation to

the WVWD to receive water service. 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.³⁶ In 2017, WVWD had a per capita water use of 200 gallons per person per day.³⁷ The average persons per household in the City is 3.868.³⁸ The proposed 67 single-family homes would result in an estimated population of 260 and a water demand of 52,000 gallons per day (0.052 mgd). Therefore, the Proposed Project would use approximately 776 gallons per unit per day.

Rialto Water Services provides sewer service in the Proposed Project area. All 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.³⁹ The Proposed Project would connect to the existing sewage line located along Linden Avenue.

Southern California Edison (SCE) provides electrical service to the project area. The Proposed Project will receive electrical power by connecting to SCE's existing underground power lines along Linden Avenue, west 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. The Proposed Project would receive gas line utilities from the Southern California Gas Company. 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.

Spectrum and AT&T provides telecommunication services to the surrounding area. The 67-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

³⁶ Water Systems Consulting, Inc. 2015 San Bernardino Valley Regional Urban Water Management Plan. June 2016. Accessed on October 16, 2025.

³⁷ West Valley Water District 2020 Water Facilities Master Plan. Accessed on October 16, 2025.

³⁸ City of Rialto General Plan. Table 2-3 Land Use Build Out. Accessed June 27, 2025.

³⁹ 2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, 3.4.1.1. Page 3-34. Accessed on July 9th, 2025.

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 water 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 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 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 Waste Water Treatment Plant (RWWTP). Constructed originally in 1956, the RWWTP 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-mgd.⁴¹ The City of Rialto would provide sewer collection service to the Project Site with sewer being collected in lines along Linden Avenue. 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.
- 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 820 pounds of solid waste per day.

⁴⁰2020 Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan, Table 5-15. 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 on June 10th, 2025.

⁴² CalRecycle. SWIS Facility/ Site Activity Details. Mid-Valley Sanitary Landfill (36-AA-0055). Accessed on June 10th, 2025.

⁴³ CalRecycle. Estimated Solid Waste Generation Rates. Accessed on June 10th, 2025.

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 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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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 Linden Avenue, which is not identified as an emergency evacuation route. Nonetheless, the Proposed Project is approximately 1 mile north of the 210 Freeway, which is classified as an evacuation route in the Countywide Plan.⁴⁴ 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.⁴⁵

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 3 access points, one (1) 40 ft wide access point for the public and two (2) 26 ft emergency access points connecting to Linden Avenue. With the 3 access points, 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.⁴⁶ The Proposed Project would be required to adhere to the City of Rialto's General Plan, Multi Hazard Mitigation Plan, and Municipal Code. 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 connect to existing utilities and service systems infrastructure. All on-site utilities would be placed underground. 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.

⁴⁴ San Bernardino Countywide Plan. PP-2 Evacuation Routes. Accessed on June 4th, 2025.

⁴⁵ City of Rialto General Plan. Chapter 5: The Safety and Noise Chapter. Evacuation Routes and Emergency Shelters. Accessed on July 8th, 2025.

⁴⁶ San Bernardino Countywide Plan. HZ-4 Fire Hazard Severity Zones. October 2020. Accessed on July 7th, 2025.

- d) **Less than Significant.** The Project Site is not located FEMA 100- or 500-year floodplain.⁴⁷ 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 not located within a landslide susceptibility area.⁴⁸ 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 Fire Hazard Severity Zones. 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.⁴⁹ 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.

⁴⁷ San Bernardino Countywide Plan. HZ-4 Flood Hazards. October 2020. Accessed on July 7th, 2025.

⁴⁸ San Bernardino Countywide Plan. HZ-2 Liquefaction and Landslides. October 2020. Accessed July 7th, 2025.

⁴⁹ City of Rialto Municipal Code. Chapter 15.28 – Fire Code. Accessed from https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT15BUCO_CHI15.28FICO . Accessed on July 7th, 2025.

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.** A Biological Resources Assessment and Jurisdictional Delineation dated July 2025 was prepared for the Proposed Project by Jennings Environmental, LLC and is summarized herein and attached to this Initial Study as Appendix B.

No State and/or federally listed threatened or endangered species or other sensitive species were observed on-site during surveys. 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. The 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**.

A Cultural Resources Record Search (see Appendix C) dated June 12, 2025, was prepared by BFSa. Aerial photographs (1938 to 2025) of the subject property indicate that no buildings have historically been located on the subject property. Further, aerial photographs illustrate the property has been repeatedly cleared since 1938. Most notably, 2009 photographs depict the entire area as cleared of vegetation and possibly partially graded. The Cultural Resources Record Search did not identify any historical resources as defined by CEQA within the Project Site. Less than significant impacts are expected.

BFSa requested an archaeological records search for a one-mile radius around the Project Site from the SCCIC at CSU Fullerton. The SCCIC records search indicated that a total of eleven (11) previously recorded resources have been identified within a one-mile radius of the Project Site. These resources include one (1) prehistoric and ten (10) historic resources. No previously recorded cultural resources were identified within the Project Site's boundaries. The records search results also indicated that thirty-eight (38) previous studies have been conducted within one mile of the Project Site, two of which overlap the Project Site (Smith et al. 1981; Glover et al. 2010). Neither of the studies that overlapped the subject property identified any resources within the project. The archaeological records search did not identify any archaeological resources as defined by CEQA within the Project Site. Therefore, less than significant adverse impacts are identified or are anticipated.

- 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.

Air Quality

Cumulative projects include local development as well as general growth within the Project Site. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns

are considered, would cover an even larger area. Accordingly, the cumulative analysis for the Proposed Project's air quality must be generic by nature.

In accordance with the SCAQMD methodology, emissions that exceed the regional significance thresholds would cumulatively contribute to the nonattainment designations of the SCAB. Development of the Proposed Project will be conditioned to comply with current SCAQMD rules and regulations to minimize impacts to air quality as discussed. The Proposed Project does not exceed applicable SCAQMD regional thresholds either during construction or operational activities. The Proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, cumulative impacts are anticipated to be less than significant.

Greenhouse Gas

Although the Proposed Project is expected to emit GHGs, the emission of GHGs by a single project into the atmosphere is not itself necessarily an adverse environmental effect. Rather, it is the increased accumulation of GHG from more than one project and many sources in the atmosphere that may result in global climate change. Therefore, in the case of global climate change, the proximity of the Proposed Project to other GHG emission generating activities is not directly relevant to the determination of a cumulative impact because climate change is a global condition. GHG impacts are exclusively cumulative impacts; there are no non-cumulative GHG emission impacts from a climate change perspective. A project's GHG emissions typically would be very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, have no significant direct impact on climate change.

Currently, the County GHG Reduction Plan's initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalents (MTCO₂e) per year or more. Projects that do not exceed this threshold require no further climate change analysis. Therefore, consistent with CEQA Guidelines Section 15064h(3),10, the County, as lead agency, has determined that the project's contribution to cumulative GHG emissions and global climate change would be less than significant if the project is consistent with the applicable regulatory plans and policies to reduce GHG emissions. As discussed previously, the Proposed Project's total net operational GHG emissions do not exceed the County's screening threshold of 3,000 MTCO₂e per year, and is consistent with the goals and objectives of the County's GHG Reduction Plan. Therefore, the project's incremental contribution to GHG emissions and their effects on climate change would not be cumulatively considerable.

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

- c) **No Impact.** All potential impacts have been thoroughly evaluated and have been deemed to be neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region, the local community or its inhabitants. At a minimum, the Proposed Project will be required to meet the conditions of approval for the project to be implemented. It is anticipated that all such conditions of approval will further ensure that

no potential for adverse impacts will be introduced by construction activities, initial or future land uses authorized by the project approval. 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 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

Yuhaaviatam of San Manuel Nation

CUL-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

CUL-2: If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

CUL-3: If human remains or funerary objects 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.

CUL-4: 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.

TRIBAL CULTURAL RESOURCES

Yuhaaviatam of San Manuel Nation

TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

Gabrieleño Band of Mission Indians - Kizh Nation

TCR-3: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities.

- a) The project applicant/lead agency shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in

connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

- b) A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.
- c) The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lead agency upon written request to the Tribe.
- d) On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the project applicant/lead agency that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

TCR-4: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial).

- a) Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

TCR-5: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects.

- a) Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.
- b) If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.

- c) Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
- d) Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
- e) Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

5.0 REFERENCES

- California Department of Conservation. *California Important Farmland Finder*. [DLRP Important Farmland Finder](#). Accessed June 4, 2025.
- San Bernardino County. Policy Plan web maps. Accessed periodically.
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- CalRecycle. *Estimated Solid Waste Generation Rates*. [Estimated Solid Waste Generation Rates](#). Accessed on June 10, 2025
- City of Rialto. *General Plan*. December 2010.
- City of Rialto. *Municipal Code 18.16.140 – Lighting*.
- City of Rialto. *City Interactive Map*. Accessed October 14th, 2025.
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- Water Systems Consulting, Inc. and Woodard & Curran. *Upper Santa Ana River Watershed Integrated Regional Urban Water Management Plan*. 2021. [Upper Santa Ana River Integrated Regional Water Management Plan - San Bernardino Valley Water Conservation District](#). Accessed on July 9th, 2025
- West Valley Water District 2020 Water Facilities Master Plan [Urban Water Management Plan | West Valley Water District](#). Accessed October 13, 2025.

5.1 PROJECT SPECIFIC REFERENCES

- Air Quality/Greenhouse Gas Emissions Detailed Report for the TTM 20793 Proposed Zoning Project, CalEEMod Version 2022.1.1.26, Lilburn Corporation, 2025
- Air Quality/Greenhouse Gas Emissions Detailed Report for the TTM 20793 Existing Zoning Project, CalEEMod Version 2022.1.1.26, Lilburn Corporation, 2025
- Biological Resources Assessment and Jurisdictional Delineation for the Proposed Tentative Tract Map NO. 2025-0002 (Linden Ave.) Project, in the City of Rialto, San Bernardino, California. Jennings Environmental, LLC. July 2025
- Cultural Resources Record Search for the TTM 20793 Project, City of Rialto, San Bernardino County, California (APNs 0264-012-48 and -58) BFSa Environmental Services, A Perennial Company, June 12, 2025
- Preliminary Geotechnical Investigation Tentative Tract 20793 67 Lot Residential Development (linden Avenue Project), City of Rialto San Bernardino County, California by GeoSoils, Inc. (GSI), dated September 15th, 2025
- Paleontological Record Search for the TTM 20793 Project, City of Rialto, San Bernardino County, California (APNs 0264-012-48 and -58) BFSa Environmental Services, A Perennial Company, June 12, 2025
- Water Quality Management Plan for Tract 20793. Encompass Associates, Inc. February 21, 2025

Tentative Tract Map NO. 20793 Preliminary Drainage Study City of Rialto, San Bernardino County, State of California Encompass Associates, Inc. June 20, 2025

TTM20793 Rialto Traffic Impact Analysis, City of Rialto, Ganddini Group, Inc. September 24, 2025

Appendices

Appendix A – Proposed Air Quality Model Data Tables prepared by Lilburn Corporation, 2025

Appendix A-1 – Existing Air Quality Model Data Tables prepared by Lilburn Corporation, 2025

Appendix B - Biological Resources Assessment and Jurisdictional Delineation for the Proposed Tentative Tract Map NO. 2025-0002 (Linden Ave.) Project, in the City of Rialto, San Bernardino, California. Jennings Environmental, LLC. July 2025

Appendix C - Cultural Resources Record Search for the TTM 20793 Project, City of Rialto, San Bernardino County, California (APNs 0264-012-48 and -58) BFSa Environmental Services, A Perennial Company, June 12, 2025

Appendix D - Geotechnical Investigation Tentative Tract 20793 67 Lot Residential Development (linden Avenue Project), City of Rialto San Bernardino County, California by GeoSoils, Inc. (GSI), dated September 15th, 2025

Appendix E – Paleontological Record Search for the TTM 20793 Project, City of Rialto, San Bernardino County, California (APNs 0264-012-48 and -58) BFSa Environmental Services, A Perennial Company, June 12, 2025

Appendix F – Water Quality Management Plan for Tract 20793. Encompass Associates, Inc. February 21, 2025

Appendix G – Tentative Tract Map NO. 20793 Preliminary Drainage Study City of Rialto, San Bernardino County, State of California Encompass Associates, Inc. June 20, 2025

Appendix H - TTM20793 Rialto Traffic Impact Analysis, City of Rialto, Ganddini Group, Inc. September 24, 2025