



CITY OF RIALTO
150 South Palm Avenue
Rialto, California 92376
Phone: (909)820-2525

ENVIRONMENTAL INITIAL STUDY

Project Title: Gateway Specific Plan Amendment - East Valley Boulevard

City Project No.: Master Case No. 2025-0014 (Related Files: General Plan Amendment No. 2025-0002, Specific Plan Amendment 2025-0001 and Environmental Assessment Review No. 2025-0013)

Lead Agency Name and Address: City of Rialto
150 South Palm Avenue
Rialto, California 92376
Phone: (909)820-2525

Project Sponsor's Name and Address: Kevin Kent TLKM, LLC
o/b/o Ron Willemsen C&J 2001 Trust
449 West Foothill Boulevard #104
Glendora, California 91741

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Project Location: 124 and 132 East Valley Boulevard
APNs 0132-122-04, -07 & -23

Project Area: 3.83 Acres

Existing Zoning Designation: Gateway Specific Plan, Retail Commercial (R-C)

Existing General Plan Designation: Specific Plan (Gateway Specific Plan)

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PROJECT SETTING AND LOCATION

Project Location

The Project site is located at 124 and 132 East Valley Boulevard, in the City of Rialto, within the southwestern portion of the County of San Bernardino (see Exhibits 1-3). The site also includes the adjacent vacant parcel to the east. The overall site is bordered on the south by East Valley Boulevard and on the east by the City of Colton. Commercial businesses are to the north and west of the site and South Riverside Avenue is to the west, adjacent to those businesses.

Existing Conditions

The Project site is located on two narrow, rectangular parcels totaling 1.02 acres in size and a third vacant parcel at 2.81 acres in size under separate ownership (see Exhibit 4). The first, street fronting parcel (Parcel One) contains an existing 1,000 sq. ft. convenience store and a 1,500 sq. ft. quasi-industrial building. The second, rear parcel (Parcel Two) contains another quasi-industrial building at 2,500 sq. ft. in size. The site is paved and contains parking, walls, fences, utility poles, a pole sign, an outdoor storage area and perimeter landscaping. The site has one access point through Parcel One from East Valley Boulevard. The third adjacent parcel (Parcel 3) is vacant with deteriorating pavement, may have been associated with previous agricultural and aircraft use and has one access point from East Valley Boulevard as well.

Project Zoning Classification and General Plan Designation

The Project site's zoning classification and General Plan land use designation are as follows:

Zoning Designation: Gateway Specific Plan

Specific Plan Zoning Designation: Retail Commercial (R-C)

General Plan: General Commercial - Specific Plan Overlay

PROJECT DESCRIPTION

Project Background

The project site is located within the Gateway Specific Plan, a 366-acre area north of Interstate 10 (I-10) and centered at Riverside Avenue adopted in 1990. The Plan is a mix of Retail, Freeway Commercial, Office Park and Industrial Park land uses. The overall Specific Plans Goal is to redevelop the area, especially the 'gateway' area located at Riverside Drive and I-10. The Plan has had success, however some of the areas, including the subject site have not redeveloped after 35 years.

A portion of the existing site is considered non-conforming and the one of the Specific Plan goals is to relocate these non-conforming uses over time. The subject site, which is not located on the 'hard-corner' of South Riverside Drive and East Valley Boulevard, currently remains a mix of commercial and quasi-industrial as well as the vacant parcel to the east. The City of Colton has developed the adjacent land to the east as Business Park under the Hub City Centre Specific Plan.

Project Description

The subject proposal would change the sites Zoning classification from Retail Commercial (R-C) to Industrial Park (I-P) and the General Plan designation from General Commercial to Business Park, including the vacant parcel to the east. The General Plan designation of Specific Plan Overlay would remain. This would create a contiguous light industrial land use designation along this portion of East Valley Boulevard. This would allow for the existing quasi-industrial use to continue, allow for the existing commercial use to continue and allow for the vacant parcel to develop as a Business Park use.

Proposed Zoning Classification and General Plan Designation

The Project site's proposed zoning classification and General Plan land use designation are as follows:

Zoning Designation: Gateway Specific Plan

Specific Plan Zoning Designation: Industrial Park (I-P)

General Plan: Business Park (B-P) - Specific Plan Overlay

PROJECT APPROVAL AND LEGAL REQUIREMENTS

Project Authority

The City of Rialto is the Lead Agency to carry out the Project as set forth in CEQA Section 21067 entitled 'Lead Agency' and is responsible for reviewing this Initial Study and approving the final environmental document and environmental determination. The City will consider the following discretionary approvals for the project under Master Case No. 2025-0014:

General Plan Amendment No. 2025-0002

Specific Plan Amendment 2025-0001

Environmental Assessment Review No. 2025-0013

SB 18 Tribal Noticing

This Bill requires the City notify interested Native American Tribes early on in the planning process when a General Plan and Specific Plan is amended. This long-standing process is aimed at protecting cultural places significant to the individual Tribes.

AB 52 Tribal Consultation

This Bill requires that the City consults with geographically identified Native American Tribes. The Bill is aimed at protecting tribal cultural resources. The Consultation process must be completed prior to the release of any CEQA related documents.

California Government Code Section 65352

This law requires that the Lead Agency notify certain Public Agencies regarding the proposed General Plan Amendment and allow at least 45-days for those notified Agencies to respond prior to adopting the Amendment (City Council Hearing).

Recent Legislative Changes:

AB 98 Warehousing/ Logistics

This Bill identifies the City of Rialto and certain other Inland Empire cities within the Counties of San Bernardino and Riverside as Jurisdictions within 'Warehouse Concentration' areas. Therefore, any logistical proposals would be subject to this Bill as well as any Zoning Updates to the Rialto Development Code which address AB98. This Bill was effective on January 1, 2025, and requires certain requirements by January 1, 2026. This Bill addresses warehouse siting and truck routes to protect residential zones.

AB 2904 Public Noticing

This Bill requires that the City will need to notice the subject proposal at least 20-days before the Planning Commission hearing since the amendment to the zoning ordinance affects the permitted uses of real property. This Bill is aimed at allowing additional time for property owners to realize any zoning impacts.



APNS: 0132-122-04, -07 & -23



Zoning Legend

GSP - Gateway Specific Plan

R-C - Retail Commercial

F-C Freeway Commercial

B-P - Business Park

EVALUATION OF ENVIRONMENTAL IMPACTS:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)
 On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	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 earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 <hr/> By: Michael Szarzynski	<hr/> Date: 01-15-2026
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1. AESTHETICS – Except as provided in Public Resource Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Sources: City of Rialto General Plan 2010; City of Rialto Municipal Code Title 18 Zoning; Gateway Specific Plan; California State Scenic Highway System Map and List, Caltrans.

Background

The City of Rialto is located within a broad gently sloping valley known as the San Bernardino Valley. The Transverse Ranges, including the San Gabriel Mountains occur to the northwest and the Peninsular Ranges, including the San Bernardino Mountains occur to the east. Additionally, the smaller Jurupa Hills are located to the southwest of the site. The City of Rialto’s aesthetics can be viewed from Interstate 210 (I-210), which runs east to west through the City, from Interstate 15 (I-15), which occurs on the City’s northern boundary and Interstate 10 (I-10) on the south. Development in Rialto consists of a balanced mix of single-family residential neighborhoods, multi-family housing, commercial corridors and shopping centers as well as industrial warehousing and logistic uses. The Project site is located in the Town’s southern section along East Valley Blvd., just north of I-10 and east of S Riverside Ave. within the boundary of the Gateway Specific Plan. The area is heavily urbanized and nearly built-out.

The project does not propose any new development but would allow for the continued use of the built property as commercial and light industrial. Additionally, this would allow for the vacant property on the east side of the subject site to develop as either commercial or light industrial in the future as opposed to just commercial. Further, the proposed B-P Business Park General Plan designation and the proposed I-P Industrial Park zoning would align with Colton Hub City Centre SP (CHCCSP) to the east.

The City’s Municipal Code governs the location and type of lighting allowed in commercial and industrial developments. Additional standards and guidelines are provided in the Gateway SP under Section 5.5.3 Building Lighting.

- a) **No Impact.** The Project site is currently contains a commercial building at the front, two light industrial buildings at the rear and a vacant paved parcel on the east. The site is surrounded by commercial and industrial buildings as well as vacant land. Surrounding properties are zoned R-C Retail Commercial to the north and west, F-C Freeway Commercial to the south and B-P Business Park (City of Colton) to the east. The Project site and surrounding lands slope gently from north to south and are relatively flat. The above identified scenic views of the mountains and hills within the

vicinity are partially obstructed for viewers on surrounding roadways. The height limitation currently allowed is 35-feet and will not change under the proposed zoning. Additionally, the height limitation to the adjacent site to east within the CHCCSP is 50-feet, with several buildings approved at 44-feet in height. Tall and obtrusive utility poles exist along E Valley Blvd in front of the subject vacant site and the adjacent Colton site as well. Therefore, due to the existing built environment, impacts associated with scenic vistas will have no impact.

- b) **No Impact.** The project site is relatively flat and there are no trees, rock outcroppings, or historic buildings within a state scenic highway, or other features which would qualify as scenic resources on or near the project site. The Project is not adjacent to or in the vicinity of a State designated scenic highway as Rialto does not contain any. Therefore, the project does not have the potential to damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway and will have no impact.
- c) **No Impact.** The Project occurs on land containing existing buildings and a paved lot and is surrounded by properties with commercial and industrial buildings and some vacant land. The proposed projects surroundings are completely urbanized and nearly built-out. The project will be consistent and in conformance with the Gateway Specific Plan and the Municipal Code and will not conflict with these regulations. Therefore, there will be no impacts to visual or scenic quality.
- d) **Less than Significant Impact.** Lighting is regulated under Section 5.5.3 of the Gateway SP and Section 18.61.140 of the Municipal Code. Existing and future lighting will include security lighting, exterior building lighting, interior bay lighting, parking lot lighting, and lights from vehicles/trucks entering and leaving the sites. Any new lighting will be reviewed by City staff to ensure compliance with the Specific Plan and Municipal Code. Although impacts from existing lighting and glare or any new lighting or glare are not anticipated to adversely affect day or nighttime views, any additional lighting, even insignificant, will add to light pollution. However, changing the Zone District will not necessarily increase or decrease the intensity of the existing or future lighting on the subject sites. Consequently, the lighting will be regulated by the above-mentioned Zoning Codes and will therefore be less than significant.

2. AGRICULTURE AND FORESTRY RESOURCES -- 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forestland (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))?				X
d) Result in the loss of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?				X

Sources: City of Rialto General Plan 2010; City of Rialto Official Zoning Map, 2013; California Department of Conservation, Farmland Mapping & Monitoring Program, 2022.

Background

The California Department of Conservation’s Farmland Mapping and Monitoring Program, specifically the California Important Farmland Finder, has identified the site and surrounding area as Urban and Built-Up Land. Therefore, the change of the General Plan Designation to Business Park and the change of the Specific Plan Zoning to I-P Industrial Park will not impact either Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Further, these changes to the land use designations will not convert Farmland to non-farmland or Forestland to non-forestland.

Discussion of Impacts

a-e)No Impact. Neither the Project site nor lands in its vicinity are designated by the California Department of Conservation’s Farmland Mapping and Monitoring Program as supporting or having the potential to support farmland or agricultural operations. The Project site is not designated as Prime Farmland or Unique Farmland, nor is it a site in which a Williamson Act contract applies.

The site is not designated for forestry uses in either the General Plan, Zoning Map or the Gateway SP, and there are no forested lands within the City.

The project site occurs within the Gateway Specific Plan and is planned to support various types of residential, commercial and industrial activities. Therefore, the project will have no impact on the conversion of Prime Farmland recognized by the California Resources Agency's Mapping and Monitoring Program to non-agricultural use, Williamson Act contract land zoning conflicts, the rezoning of forestland or timberland, the loss of forest land to non-forest land-uses, or the conversion of forest land to non-forest use. No impacts will occur.

3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Sources: South Coast Air Quality Management District (SCAQMD) Rule Book; SCAQMD, CEQA and Federal Conformity Guidelines; Rialto General Plan 2010.

Background

The project site is located within the South Coast Air Basin (SCAB) and is managed by the South Coast Air Quality Management District (SCAQMD). The SCAQMD monitors the levels of primary and secondary air pollutants and classifies them as under attainment if the pollutant meets State and Federal standards. Criteria air pollutants include sulfur dioxide (SO₂), lead (Lb), carbon monoxide (CO), ozone (o₃), nitrogen oxides (NO_x), and particulate matter of 10 and 2.5 microns. The SCAQMD is required to reduce the emissions of criteria pollutants for which the SCAB is in non-attainment.

The impacts to Air Quality from the proposed land use change for this particular Project are 1) not changing because the existing physical land use will not change with the change in land use allowances, and 2) the future emissions from a future development project are unknown and unquantifiable because no development is proposed. The Criteria for determining consistency with the Air Quality Management Plan (AQMP) cannot be determined without a development project. Air Quality impacts may be evaluated once a development is proposed and future impacts to Air Quality may decrease, remain or increase. The change in land use alone does not necessarily impact Air Quality. Additionally, any increase is expected to be no change from the present or less than significant.

Discussion of Impacts

- a) **No Impact.** The proposed change in land use documents, including the General Plan Land Use Policy Plan and the Gateway Specific Plan will not directly impact Air Quality. It is a land use change only regarding land use allowances. Therefore, no impacts will occur.
- b) **Less than Significant Impact.** The proposal does not include development and cannot quantify air emissions for all criteria pollutants for the construction and operation of an unknown future project. Further, the existing land uses will remain and will not change Air Quality impacts. Therefore, the Project will have a less than significant impact.

- c) **No Impact.** The Project site is located within the GSP and surrounded by vacant lands urban built-up land designated for commercial and industrial development. There are no known sensitive receptors near the Project. Thresholds relating to localized significance during construction and operation can only be analyzed with a specific development project as the future project type is unknown. Therefore, no impacts will occur.
- d) **Less than Significant Impact.** The proposed change in land use does not directly contribute to any odors created by construction and development. The Project only facilitates the type of land uses which can occur. Additional light industrial land use could create odors different from commercial, but substances are regulated and there are no sensitive receptors within the immediate area. Additionally, the future use of the vacant property is unknown while the existing uses will remain. Any future use is expected to be less than significant.

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

Sources: Rialto General Plan 2010; U.S. Fish and Wildlife Service Interactive Map; West Valley Habitat Conservation Plan 2014.

Background

The subject site is fully developed with three buildings, a parking lot, driveways, drive aisles, utilities, signage and a vacant fully paved lot on the eastern parcel. Additionally, the Project is a land use document that does not propose development, it only facilitates the land use type and land use allowances that may develop on the site. Furthermore, the type of any future development on the vacant, fully paved lot is unknown and could potentially be the same commercial land use type that is currently allowed within the Gateway Specific Plan. Given these physical site characteristics and the type of Project (land use change) proposed, there is no potential for adverse impacts to any sensitive habitat or identified protected species.

The Project site is not within an identified Habitat Conservation Plan and would therefore not conflict with one. Although the site is underlaid with Delhi Sands soil, it is not within a known Delhi Sands Flower Preservation Management Area. Because the site is fully developed, as described above, the Project will have no adverse impact to the Delhi Sands Flower (DSF), nor DSF-Loving Fly (*Rhaphiomidas terminates abdominalis*) or any other protected species. Further, the Project would have,

no adverse impact on any other sensitive species, i.e. the Burrowing Owl, the Logger-head shrike or the SD horned lizard.

Discussion of Impacts

- a) No Impact.** The Project site consists of buildings, a parking lot and a fully paved vacant lot and there is no possibility for the Project, a land use document as opposed to development, to have an adverse impact on an identified candidate species, sensitive species or a special status species.
- b) No Impact.** Riparian habitat or natural areas are not present on or within the immediate vicinity of the Project site. Therefore, the proposed Project will have no adverse effect on Riparian or natural habitat or areas.
- c) No Impact.** Wetlands, whether protected or not protected are not present on or within the immediate vicinity of the Project site. Therefore, the proposed Project will have no adverse federally protected wetlands.
- d) No Impact.** The Project site and lands surrounding it are generally built and the area is heavily urbanized with many physical barriers, including Major Roadways, the I-10 freeway and railway tracks and railroad facilities. The area contains no wildlife corridors and therefore will have no impacts to the movement of migratory fish or migratory wildlife.
- e) No Impact.** There are no local biological policies or ordinances which the proposed Project will affect. Therefore, there will be no impact to biological policies or ordinances.
- f) Less Than Significant Impact.** The Project site is not within a known Habitat Conservation Plan. The West Valley HCP is to the east within the City of Colton, but not directly adjacent to the site. As mentioned above, the site is overlaid with Delhi Sands soil but is not within a Delhi Sands Flower Management Area. Additionally, because the site is fully developed, no DSF-Loving Fly Habitat exists. Further, the County of San Bernardino does not have a countywide Multi-Species Habitat. Therefore, the Project will have less than a significant impact.

5. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		X		

Source: Rialto General Plan 2010, Chapter 7.

Background

The California Environmental Quality Act (CEQA) defines ‘historical resources’ as any resource listed in or eligible for listing in the California Register of Historic Resources. In order for a resource to be listed in the California Register it must meet at least one of the following criteria:

- a. Be associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- b. Be associated with the lives of persons important in our past.
- c. Embody the distinctive characteristics of a type, period, region, method of construction, or represents the work of an important creative individual, or possesses high aesthetic value.
- d. Yielded, or may be likely to yield, information important in pre-history or history.

Historical resources within the City originate from the early settlement of Rialto beginning with the 1850's Mormon settlement of the Rialto Bench in the Lytle Creek area; the first house, still standing today in Bud Bender Park; citrus development in the 1860's and the 1870's; railroad access in the 1880's; Grapeland Homesteads and Irrigation District in the 1890's and the birth and growth of the City in 1911, including Route 66, to this present day.

There are several California Historical landmarks and Points of Interest within the City of Rialto (General Plan Exhibit 7.1). Additionally, there are three Areas of Historical Resources, including the Agua Mansa area, the Route 66 corridor and the Grapeland Irrigation District. Further there are potential Local Historical Landmarks and areas, including Rialto Downtown. The subject site does not occur on or immediately near an identified historical cultural resource.

General Plan Exhibit 7.1, entitled Historic Resources, also identifies two areas that have a high sensitivity for prehistoric cultural resources. One area is along and near the Lytle Creek area and the other within and beyond the southeast corner of the City. The Project site does not occur on or immediately near these two areas of concern.

During the AB52 Tribal Consultation process, the City notified 13 identified Native American Tribes. The San Manual Band of Mission Indians, the Yuma Quechuan Indian Tribe and the Gabriela Band of Mission Indians replied. No Tribes desired Consultation, however San

Manual Band of Mission Indians requested the below Mitigation Measures be added to the CEQA Document.

Discussion of Impacts

- a) **Less Than Significant Impact.** The Project site is completely disturbed and built with a vacant paved lot and does not contain visible historic resources, such as structures. Additionally, the immediate area has been surveyed in the recent past and has been found that the level of impact to historic cultural resources is less than significant. However, cultural resources may occur with any ground disturbance and as with any new development a site specific Cultural Resource Assessment (CRA) may be prepared to determine whether historic resources could have occurred in the past. However, since this is a land use Project only, no development is proposed or will occur. Therefore, impacts are less than significant.
- b) **Less Than Significant Impact.** As mentioned above, the immediate area has been surveyed in the recent past and has also been found that the level of impact to archaeological resources is less than significant. However, archeological resources may occur with any ground disturbance and as with any new development a site specific (CRA) may be prepared to determine whether archeological resources occurred in the past. However, since this is a land use Project only, no development is proposed or will occur. Therefore, impacts are less than significant.
- c) **Less Than Significant Impact with Mitigation.** The Agua Mansa Cemetery (a Historical Resource) is over two miles from the Project Site and will therefore not be affected by the Project. Additionally, the site is not known to have been used as a cemetery, nor is there reason to believe that human remains occur on-site. Should remains be uncovered during grading activities, State law requires that the County Coroner be called to investigate, and to determine whether the remains are modern or Native American. State law also provides procedures and requirements for the notification of Native American descendants, who have ultimate control over the disposition of remains. As a result of the comprehensive nature of State law regarding the identification of human remains on any site, there will be no impact to human remains on the Project site. Further, upon AB52 Consultation with local interested Tribes, specifically the San Manual Band of Mission Indians the following Mitigation will be added to the GPA SPA.

Mitigation Measures:

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 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 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.

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

Source: Rialto General Plan 2010; City of Rialto Climate Adaptation Plan, 2021.

Background

Primary sources of energy include unconverted natural fuels, such as petroleum, natural gas, coal, biomass, hydropower, wind power, geothermal, and solar radiation. The secondary sources of energy include energy which has been converted or stored, such as electricity, heat, biofuels, hydrogen, and gasoline.

The Project is currently supplied electricity by Southern California Edison (SCE). SCE provides energy to over 15 million residents in much of Southern California, including the City, with a service territory of approximately 50,000 square miles.

Discussion of Impacts

- a) **No Impact.** The Project does not include construction and any future development, wether commercial or light industrial, will be subject to the City’s Building Code, which includes requirements for energy efficiency consistent with those applied throughout California via the Uniform Building Code. The current operation will not change as a result of the proposed land use change, therefore no new impacts to energy will occur. As a result, it is not expected that the Project will result in the wasteful or inefficient use of energy.
- b) **No Impact.** The proposed Project will be required to conform to the requirements of local utilities, the City’s Climate Adaption Plan, and any other applicable plans currently in effect. It is not expected that the Project would conflict with any of these plans, therefore no impacts will occur.

7. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Sources: Rialto General Plan 2010, Chapter 5; Rialto Local Hazard Mitigation Plan, 2024.

Background

The City of Rialto sits on top of the Pacific Tectonic Plate which moves slowly to the northwest. The City has several faults located nearby and is susceptible to ground shaking as the underlying soil is poorly consolidated alluvium. The San Andreas fault is located approximately 6 miles north of the Project site and is the longest fault within the State of California at 750 miles. The San Jacinto (the closest active fault), Cucamonga, Lytle Creek and Glen Helen Faults are closer,

located 3-4 miles north of the Site. The Fontana Seismic Zone is located to the west. Additionally, the smaller Rialto-Colton Fault, a groundwater barrier fault, is located 1-mile north the Project Site. However, the Project Site is not within an Alquist-Priolo Fault Zone which aims to mitigate fault rupturing by prohibiting buildings along fault zones.

The subject Site is located on top of Holocene alluvium of less than 11,000 years old. These deposits have a low potential for paleontological sensitivity. Although this Project does not propose development, any new future development would be subject to Paleontological Monitoring.

Discussion of Impacts

- a. i) **No Impact.** According to the Alquist-Priolo Earthquake Fault Zoning Map, the Project site does not lie in a known earthquake fault zone. Therefore, there will be no impact relating to fault rupture on the Project site.
- a. ii) **Less Than Significant Impact.** The City is located in a seismically active region. The faults mentioned above are capable of generating a magnitude 6.0 to 7.5 earthquake. The proposed Site would be exposed to ground shaking during a major quake on nearby faults and could expose people and structures to risks associated with seismic ground shaking. However, the City implements the Building Code, which includes provisions for the reinforcement of structures to withstand such ground shaking. The proposed land use change does not change, nor create a greater impact to ground shaking than currently exists.
- a.iii, iv) **Less Than Significant Impact.** The According to Exhibit 5.1 of the General Plan, the Project site is in an area of low potential for liquefaction. The groundwater is approximately 150 feet below the surface. Additionally, any new project would utilize compacted soils during grading operations to produce dense soils. The Project site is on a valley floor, and not adjacent to slopes which could experience landslides.
- b) **Less Than Significant Impact.** The Project site, and the City in general, are subject to high Santa Ana winds events, which can result in erosion. In addition, the future development of the site, including grading of the vacant paved property, will result in exposed soils, which could be eroded during a rain event. Through multiple regulations, including the City's stormwater management requirements, erosion by wind and water will be mitigated. However, as mentioned before, the Project is not for development, therefore no impacts to erosion or the loss of topsoil will occur because of the change in land use.
- c) **Less Than Significant Impact.** As described above, neither liquefaction nor landslides are expected to occur on the Project site. The soils on the Project site consist of loose alluvial soil but now are compact fill and disturbed by previous development. Subsidence and settlement are not expected to occur on the Project site.
- d) **Less Than Significant Impact.** The site is located on clay-bearing sand soils with compact fill on top, which are generally not expansive. Any future development would require soils studies prior to any demolition and grading. The Project does not propose development at this time.
- e) **No Impact.** The proposed Project will not change the utilization of sewer at the Site. Therefore, no new impacts will occur to existing conditions.
- f) **Less Than Significant Impact.** The subject Site is located on top of Holocene alluvium of less than 11,000 years old. These deposits have a low potential for paleontological sensitivity. Although this Project does not propose development, any new future development would be subject to Paleontological Monitoring.

8. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Sources: Rialto General Plan 2010; Rialto Municipal Code; Rialto Climate Adaptation Plan (CAP), 2021.

Background

The largest source of greenhouse gases (GHGs) is from human activity which generates carbon dioxide (CO₂), methane (CH₄), and nitrous oxides (N₂O). Earth’s atmosphere accumulates these greenhouse gases, resulting in a net buildup of thermal energy which causes a rise in surface temperatures. GHGs are considered global pollutants as opposed to local criteria pollutants, which contribute to cumulative GHGs.

California has enacted a number of laws intended to reduce the production of greenhouse gasses in the State, including the California Global Warming Solutions Act of 2006 (AB 32), which required California to adopt regulations in order to reduce their GHG emissions to 1990 levels by 2020; and the California Global Warming Solutions Act of 2016 (SB 32), which further required California to adopt regulations to reduce GHG emissions to 40% of 1990 levels by 2030. In 2020, emissions from GHG emitting activities in California were 369.2 MMTCO_{2e}, 35.3 MMTCO_{2e} below 2019 levels and 61.8 MMTCO_{2e} below the 2020 GHG limit.

Any Development is encouraged to and or/required to adhere to the various Planning and Building Codes relating to reducing GHG’s such as cool roofs and parking lot trees (cool pavements) to reduce heat island effects. Additionally, the CAP describes many goals and policies to achieve GHG reduction. However, this Project is for a land use change and not for development. For instance, the GPA and SPA Amendments for land use cannot directly require idling standards for trucks or reflective glass for buildings as those standards which effect the built environment are for development standards for development projects.

Discussion of Impacts

a-b) Less Than Significant Impact. The Project would not result in direct or indirect emissions of GHGs. The additional land use allowances under the proposed land use change could reduce, remain or possibly increase emissions. However, until a development is proposed, either commercial or light industrial, future GHG emissions are unknown. Additionally, the Project does not conflict with the City’s Goals, Policies and Actions of the CAP and the existing GHG emissions from the site will remain unchanged and any future development will adhere to the CAP. Therefore, no significant Impact is expected by the land use change.

9. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Sources: Rialto General Plan 2010; California Department of Toxic Substances Control “EnviroStor” Database; Fire Hazard Severity Zone Viewer 2025, CAL FIRE; Rialto Local Hazard Mitigation Plan, 2024.

Background

The California Health and Safety Code defines Hazardous Materials as “any material that because of its quantity, concentration, or physical or chemical characteristics possess a significant present or potential hazard to human health and safety or the environment if released into the work-place or environment.” Hazardous Material refers to products which have value or use. Hazardous Waste refers to byproducts of industrial, manufacturing, agricultural, and other uses which, if improperly managed, pose a substantial or potentially substantial hazard to human health or the environment. Additionally, hazardous waste must be ignitable, corrosive, reactive, toxic, or appear on special U.S EPA lists. Common forms of hazardous waste include batteries, cathode ray tubes, fluorescent lights, used oil, products containing mercury, prescription drugs, and at home medical waste.

Projects constructed within the City are subject to numerous state and federal regulations and programs which dictate the storage, transportation, and use of hazardous materials, including the federal Resource Conservation and Recovery Act (RCRA) managed by the EPA; the Hazardous and Solid Waste Amendments Act (HSWA), the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), and the Superfund Amendments and Reauthorization Act (SARA).

At the State level, the California Occupational Safety and Health Act of 1973 addresses California employees' working conditions and created the California Occupational Safety and Health Administration (Cal OSHA), the agency with primary responsibility for worker safety.

The California Regional Water Quality Control Board (CRWQBC), the City of Rialto, West Valley Water District, the Environmental Protection Agency, and the State Department of Health monitor and supply information regarding the contamination of wells and groundwater.

The City of Rialto implements its Local Hazard Mitigation Plan, which describes how the City and the San Bernadino County Hazardous Materials Division (HMD) respond to incidents involving hazardous waste, including fuel spills and illegal dumping.

The City's Municipal Code ensures the use, handling, storage, and transportation of hazardous materials are in compliance with the State Government Code Section 65850.2 and Health and Safety Code Section 25505, and Article 80 of the Uniform Fire Code.

Discussion of Impacts

- a) **Less Than Significant Impact.** During construction activities, some oils, solvents, paints and similar materials will be used, which will require transport onto the Project site and storage within construction staging areas. However, no construction will occur with this land use change project. The Project would allow for future light industrial uses in addition to the current commercial land use allowances however, any future light industrial project is not expected to transport, use or dispose of large quantities of hazardous materials. Additionally, any future project would need to submit HAZMAT plans to the Rialto Fire Department. Therefore, the impacts are considered less than significant.
- b) **Less Than Significant Impact.** The existing commercial and quasi-industrial uses as well as any future use on the vacant paved lot is not expected to generate a high risk of upset or accident relating to the release of hazardous materials, since large quantities will not be stored within the buildings. Additionally, a Phase 1 ESA will be required for the redevelopment of the vacant paved lot, identifying any potential existing hazardous substances within the ground. This includes any historical agricultural or aircraft use impacts. Therefore, the impacts are considered less than significant.
- c) **No Impact.** The Project is located approximately one mile or greater of four schools including Rialto High School and Jehue Middle School. These schools are all located greater than one-mile of the Project site. However, the schools are all located within approximately one-quarter mile of a designated truck route and would be subject to any new AB-98 and Rialto Municipal Code truck routing requirements, inasmuch as the vacant paved parcel could be developed with a warehouse use in the future.
- d) **Less Than Significant Impact.** The Project site is not listed on any State or federal list of hazardous materials sites. As a result, there is no hazard to the public or the environment of release of materials from any future Project construction. Any future development on the vacant fully paved lot will require a Phase 1 ESA to identify any hazardous ground contamination.
- e) **No Impact.** The Project site is not located near an airport and is not subject to an existing Comprehensive Airport Land Use Plan (CALUP). The Rialto Municipal Airport closed in 2014.

Therefore, there will be no hazard resulting from the development of the Project to airport operations.

- f) **No Impact.** Because the Project is for a change in land use and not for development, including allowances for light industrial, the Project will not affect the City's Emergency Operation Plan. No new impacts will result from the Project.
- g) **No Impact.** The Project site is located on the valley floor, fully urbanized and is sparsely vegetated. No wildlands, slopes, foothills or similar areas occur within the vicinity of the proposed Project. Additionally, the Project site is not located within or adjacent to a high or very high fire hazard severity zone according to the latest CAL FIRE Hazard Severity Zone Map. The nearest Moderate and High Severity Fire Zones occur south of the I-10 freeway. The Lytle Creek drainage and Jurupa Hills are some distance from the site. There will not be any impact to the Project from wildland fires.

10. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site?				X
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?				X
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
iv) Impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Source: Rialto General Plan 2010; Federal Emergency Management Agency Flood Map (FIRM) 20 Panel 8678, 2016.

Background

The City of Rialto is served water by the West Valley Water District (WVWD), the Rialto Water District (RWD) and the Fontana Water District. The subject site is within the RWD. Water is primarily derived water from groundwater sources located within the Lytle Creek, Rialto/Colton, Bunkerhill, Chino Hill and North Riverside Basin aquifers. These aquifers are recharged by local rainfall and snowmelt from the San Gabriel Mountains and San Bernardino Mountains by way of Lytle Creek and the Santa Ana River, among other watersheds and foothill springs. Additional water is provided by the San Bernardino Valley Municipal Water District. Some of this water comes from the State Water Project (SWP), which is delivered from SWP facilities via the SWP's 660-mile-long aqueduct conveyance infrastructure for water storage and further distribution. The distribution point is primarily Lake Silverwood, a reservoir as opposed to a flood control water body. Water which enters this reservoir locally is discharged into the Mojave River Basin at equal flows.

The Project site is almost completely impervious, any new development would not change drainage patterns and may even improve drainage due to on-site retention required with new development. The City receives an average annual rainfall amount of 15.71 inches, most occurring during the winter months. Although average rainfall is a misnomer within the geographical region of Southern California, as most years are either dry or wet. Any new development would be subject to the City's NPDES program. However, as mentioned before, this Project is a land use change that will facilitate the type of development, either commercial or light industrial rather than commercial. The Project site is partially developed and contains a fully paved lot and does not propose any development, therefore impacts to Hydrology and Drainage are negligible and not significant.

Discussion of Impacts

- a) **No Impact.** The proposed Project is and/or will connect to existing domestic water and sanitary sewer lines located off-site. The City will review any future Water Quality Management Plans and Stormwater Pollution Prevention Program reports for the vacant lot. These plans are designed to prevent pollutants from affecting surface waters during construction and operation of a project. Both the water and sewer providers are required to meet discharge requirements established by the Board. The City implements the requirements of the NPDES program, which are designed to protect surface water quality and any new development (not with this Project). Therefore, no new impacts will occur.
- b) **Less than Significant Impact.** The Project has existing commercial and quasi-industrial uses which will not change the water demand for the Project. The wells within Rialto Basin are currently drawing down and some wells are shut down due to historical Perchlorate contamination. Any new use on the vacant paved site would increase water demand, however this demand would not be significantly greater than what commercial use is already permitted within the Gateway Specific Plan. Impacts are considered less than significant.
- c.i-iv)
No Impact. The Project site has existing buildings, parking, driveways and a fully paved lot. The site does not impact drainage patterns and does not impede flows. Any future proposed Project will be required to control both off-site flows currently sheet-flowing across the site, and on-site flows are expected to decrease because of water retention requirements. The City has established standards and requirements regarding the control of stormwater, and the prevention of pollution of surface waters, including from erosion. Any future development will be required a hydrology study and Water Quality Management Plan to detail how storm waters will be controlled and conveyed through the site. Therefore, no impacts to drainage will occur and may improve.
- d) **No Impact.** The City is not subject to tsunamis. There are no dams or large water tanks in the vicinity of the proposed Project. According to the latest FIRM from 2016, the site is within Zone X, areas to be determined to be outside the 0.2% annual flood chance. Therefore, no potential for impact relating to inundation.
- e) **No Impact.** Any new development will be required to conform to the City's NPDES standards and to implement water efficiency measures contained in the Building Code. The land use change is not expected to obstruct implementation of water quality control plans or groundwater management plans, including the Santa Ana Watershed Authority's IRUWMP.

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

Sources: Rialto General Plan 2010; Rialto Municipal Code; Gateway Specific Plan, 1990.

Background

The Rialto General Plan includes a broad range of land use designations ranging from residential to industrial land uses. The Project is located in within the Gateway Specific Plan, which provides focused land use and zoning policies and standards for uses within its boundaries. The Project site is designated General Commercial - Specific Plan Overlay on the General Plan Land Use Policy Plan - Exhibit 2.2 dated 2010. The Specific Plan Overlay designation for the project area refers to the Gateway Specific Plan. This proposal would change the General Plan designation to Business Park - Specific Plan Overlay. Therefore, the City would lose 3.83 acres of General Commercial land and gain 3.83 acres of Business Park designated land.

As mentioned, the Project is within the Gateway Specific Plan (GSP). The project site is classified as Gateway Specific Plan on the Official City Zoning Map dated 2013. This classification would remain as such with this proposal.

The Gateway Specific Plan identifies or classifies the subject Site as R-C Retail Commercial. This proposal would change the Specific Plan classification to Site to I-P Industrial Park. This change would allow for the continued use of the commercial convenience store while making legal the non-conforming light industrial uses within the rear of the subject site. These uses are within buildings at the rear that contain bay doors and are ideal for light industrial uses. The designation of I-P is unique and would afford the vacant paved site commercial land use allowances that currently exist through a Conditional Use Permit (CUP) and would allow for additional light industrial land use allowances permitted by right such as contractors offices, warehousing, distribution and indoor storage. Further uses may be granted within the I-P Zone with an approved CUP such as trade and tech schools, printing and steel fabrication.

The Specific Plan would have a decrease of 3.83 acres of Retail Commercial land and see an increase of 3.83 acres of Industrial Park land. The proposed change would be consistent with the built environment and align with the existing quasi-industrial uses that occur on-site and the Business Park uses to the east, adjacent to the vacant paved lot within the City of Colton Hub City Centre Specific Plan. Additionally, the proposed change in land use would further the Goals and Policies of the Specific Plan according to Section 4.2 of the GSP. Those goals include the revitalization of the Gateway (entryway to the City). Further, the proposed land use change would be compatible with other existing uses within the immediate area.

Discussion of Impacts

a) **No Impact.** The Project site contains existing commercial and light industrial buildings and a vacant paved lot. Adjacent properties to the north, south and west are commercial while the properties to the east are planned or existing light industrial. The land use proposal is compatible with the

surrounding environment. Therefore, the Project has no potential to physically divide an established community and no impact will occur.

- b) No Impact.** The Project proposes a change in land use which meets the regulations and standards of the General Plan, Town Development Code, and the Gateway Specific Plan. Any future development will further be required to implement the requirements within these documents and Ordinances. The Project will not result in any impact on existing plans, policies or regulations designed to avoid environmental effects. No impact is anticipated.

12. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Sources: Rialto General Plan 2010, Exhibits 2.6 and 2.7.

Background

The Surface Mining and Reclamation Act (SMARA) of 1975 was adopted in order to monitor the development and use of mineral resources, ensure that mining of resources is sustainable, and that the associated operations have the least amount of impact on the environment. Under SMARA the State of California Division of Geology identified mineral resources within the City of Rialto and has designated Mineral Resource Zones (MRZ's) for the mineral resources depending on the presence or absence of concrete-grade aggregate deposits.

In Rialto, mineral resources are largely limited to aggregates, such as sand, gravel, and crushed stone. These are major components of concrete, plaster, stucco, road base, and fill, which are essential to the construction industry. There are important deposits of these materials that occur within the City and they occur to the north and west of the Project site. The Project site is classified as MRZ-3, defined as areas containing known mineral occurrences of undetermined mineral resource significance. In contrast, areas located on the west and north areas of the City are classified as MRZ-2, areas where significant aggregate resources are present. Given these facts and the Project being a land use document only, no impacts will occur.

Discussion of Impacts

a, b) No Impact. There are no mineral resources known to occur on the project site, nor has the project site been previously used for mining operations. The project site is within Mineral Resource Zone 3 (MRZ-3). according to the Rialto General Plan, referring to areas containing known mineral resources whose significance and occurrence has yet to be determined. The project site has been designated for urban land uses, is within the GSP area designated for commercial use, and has not been identified for mineral resource mining. Therefore, the Project will have no impact on the loss of availability of mineral resources.

13. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?				X
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Source: Rialto General Plan 2010; Rialto Municipal Code Chapter 9.50.

Background

Noise is measured in decibels (dB). Sound ranging from 40 dB to 100dB is common and tolerable to human beings. Hourly noise levels range between 49.1 dBA Long to 66.7 dBA Long; weighted 24-hour noise levels range from 60.5 to 65.7 dBA CNEL. For reference, a normal human conversation occurring at a distance of 3 feet is approximately 60 dBA.

The A adjusted decibel scale (dBA) is used to conceptualize how loud sounds are to humans. The Community Noise Equivalent Level (CNEL) is used to conceptualize the impact that sounds would have on nearby communities, by measuring the amount of noise levels that a community receives over time and then converting it to an average over a day, based on the time of day and sensitivity. Under the Rialto General Plan, General Commercial and Business Park land uses have normally acceptable noise levels ranging from 50-65 CNEL (dBA), conditionally acceptable noise levels ranging from 65-75 dBA CNEL, normally unacceptable noise levels from 75-80 dBA CNEL and clearly unacceptable noise levels from 80-85 dBA CNEL. Therefore, the change in the General Plan Land Use at the Project site from GC to BP does not affect the noise impacts.

Additionally, the City of Rialto Noise Ordinance has noise-controlled hours of operations and addresses noise from construction activities. The current and future uses must abide by these standards.

Discussion of Impacts

a) Less than Significant Impact. The current business operations generate noise, and the possible truck traffic generated by the land use change may increase noise levels on surrounding streets. As shown above, the change of use will not change the noise levels allowed in within the General Plan

designations of C-G and B-P. Consequently, the potential noise increases on and around the Project site on designated truck routes will be addressed by the City's adherence to Assembly Bill AB-98. Therefore, noise levels will remain within the Town's acceptable standards, and noise impacts remain less than significant.

- b) No Impact.** The current business operations and future business operations fall within the identical noise allowances according to the Rialto General Plan. Additionally, those operations are not expected to generate ground borne vibration. During future construction of the vacant site may generate some of this type of noise due to the use of heavy machinery. However, this Project is not for development, therefore no impacts will result due to the change in land use.
- c) No Impact.** As mentioned before, the Project site is not located within a CALUP and the Rialto Municipal Airport no longer exists. The Project site is not within the flight path or within the 60 or 65 dBA contour of an airport, and the Project will not expose people to high noise levels from an airport. Therefore, no impacts will occur.

14. POPULATION AND HOUSING – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Sources: Rialto General Plan 2010; U.S. Census, 2020; Tables E-1 and E-5: City/County Population and Housing Estimates, California Department of Finance, January 1, 2025; 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy, Demographics & Growth Forecast Technical Report, Southern California Association of Governments.

Background

As of January 1, 2025, the population of the City of Rialto is approximately 105,565. There are 28,990 housing units within City limits with a vacancy rate of 2.4%, resulting in a household size of 3.71 persons. The majority of housing units in the City are single family homes, nearly 75%. The annual growth rate is at 1.1%. The change in land use is not expected to impact housing or population.

Discussion of Impacts

a) Less Than Significant Impact. The change in land use allowances is not expected to generate a significant different demand for jobs or housing or increase the population. Any increase would be negligible given the population and housing units shown above. Consequently, any jobs created by the change in land use may be filled by existing Rialto residents or may attract new residents.

The Site is located on the City’s existing roadway grid in an already fully built system and the Project will not change the infrastructure. Therefore, no impacts will occur.

b) No Impact. The Project site is not residential and is not adjacent to residential units. Therefore, no impacts will occur.

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

Source: Rialto General Plan 2010.

Background

Fire Protection

The Rialto Fire Department (RFD) provides fire protection, EMS and HAZMAT services for the City. There are five fire stations within the City and Fire Station 205 is located near the Project site less than one mile away on Willow Ave. The site has existing uses and a vacant paved lot. The additional land use allowances from the proposed land use change will not result in an increase in call volume. Additionally, any future development will be reviewed by the Department during the Entitlement stage.

Police Protection

The Rialto Police Department (RPD) is located at 128 N. Willow Ave. and has 176 employees. The Department provides patrol, street crime, SWAT, traffic and investigative services among other services. The additional land use allowances from the proposed land use change will not result in an increase in call volume.

Educational Facilities and Services

The Rialto Unified School District (RUSD) operates a total of 29 public schools which service the population of the City of Rialto and portions of nearby communities. The District is the largest employer within the City. The Project does not propose residential uses which will increase the student population. Therefore, no impacts to schools is expected through population increase or job growth.

Parks

The City of Rialto Parks, Recreation and Community Services Department manages the City's parks and recreation facilities, including 11 public parks and playgrounds, pools, a Community Center, a Senior Center, a Cemetery, a Gymnasium, dog parks, skate parks, and several ballfields and basketball courts. Grace Vargas Senior Center, Rialto City Park and Tom Sawyer Swimming Pool are nearby. The

additional land use allowances from the proposed land use change will not result in an increase for park services.

Other Public Facilities

Library services for the Town are provided by the San Bernardino County Library System at the Rialto Library on Willow Ave. Arrowhead Regional Medical Center in adjacent Colton is the nearest Hospital to the site.

Discussion of Impacts

a) No Impact.

Fire Protection

The RFD will not experience a direct increase in class due to the Project. The change in land use allowances does not necessarily correlate to a decrease or increase in service. Any new development that affords the land use changes will be reviewed by the RFD prior to approval.

Police Protection

The Project will not increase the demand for police protection. The change in land use allowances does not necessarily correlate to a decrease or increase in service. New industrial uses could potentially decrease potential future calls in relation to a new commercial use. However, the future uses are unknown.

Schools

Any future development will be required to pay the State mandated school fees for development, which are designed to offset the increased demand for school facilities. However, two new development is planned or a part of the Project.

Parks

Although the Project, in and of itself, will not generate additional park demand, future development on the vacant site is permitted with or without the land use change Project. Future Park demand is not known.

Other Public Facilities

The Project will not directly impact other facilities, such as the County Library. The Project is a land use change only. Impacts from the addition of light industrial land uses will be negligible.

16. RECREATION –	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
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?				X

Source: Rialto General Plan 2010.

Background

The City of Rialto has a total of 106 acres of parks managed by the City of Rialto Parks, Recreation and Community Services Department. The amount of park space falls short of established population to park space ratios, at 3-5 acres per 1,000 residents. However, the City mitigates this shortage with joint-use agreements with the RUSD. Additionally, other recreational facilities contribute to the amount of total space. The ratio sits at 2.78 (2008) and is forecast in to drop to 2.44 in 2040 as population rises and available new park space decreases. The City, being largely built out, has limited opportunities for new park space.

Other recreation and open space areas which provide existing and future recreation for Rialto include the Lytle Creek Drainage area. As mining subsides, recreation opportunities will increase. Additionally, the heritage citrus grove on Cactus Ave as well as the Cactus Basin provide recreation opportunities. The Project, a land use change, does not expect to impact recreation opportunities in Rialto.

Discussion of Impacts

a-b) No Impact. Similar to its impact on parks, it is not expected that the Project will directly impact recreation services or facilities. The impacts to Recreation are negligible.

17. TRANSPORTATION – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

Sources: Rialto General Plan 2010, Chapter 4. City of Rialto Traffic Impact Analysis Guidelines for VMT and LOS, Updated Dec. 2024; Institute of Traffic Engineers (ITE) Traffic Generation Manual.

Background

The City of Rialto’s circulation network is made up of regional and local roadways arranged in a grid like system. A notable exception occurs along Bloomington Ave and Riverside Ave. north of I-210, where these roadways run diagonally against the grid. Major regional roadways include U.S. Interstate 15 (I-15), Interstate 10 (I-10) and Interstate 210 (I-210) and Route 66.

Major roadways in and around the Project include I-10 just to the south, Riverside Avenue, just to the west, a Modified Major Arterial II Roadway 120’ in width and directly fronting the Project Site, E. Valley Blvd, a Major Arterial Roadway 120’ in width. Both of these roadways are currently improved and provide a high level of access to the Site.

Omnitrans is the transit provider for the San Bernardino Valley area, including Rialto. A local Bus Route runs along both E. Valley Blvd and Riverside Ave. This bus route connects to a Metrolink Commuter Rail Station and a Bus Rapid Transit Route, both to the north on Riverside Ave. The Site is well connected

Three railroad corridors traverse Rialto and the primary corridor is just to the south and carries large volumes of freight traffic between the Colton rail hub and the Ports of Los Angeles and Long Beach.

A Class III Bike Route is designated on Riverside Avenue, however a Bike Lane is not designated and does not exist along E. Valley Blvd.

The Site is along and connected to designated truck routes, with easy and very short Regional access. E. Valley Blvd, a designated truck route connects to Riverside Ave., a designated truck route south of E. Valley Blvd. Riverside Ave. connects to I-10. This Regional access is less than one half mile and is ideal for any future truck trips as there are no impacts to residential neighborhoods or other sensitive receptors. There, no impacts are expected regarding any Assembly Bill AB98 legislation (warehouse siting and truck routes), including any Municipal Code updates related to the Bill.

The City of Rialto has also implemented a Vehicles Miles Traveled (VMT) policy under which projects are analyzed. This Policy was recently updated. In general, a VMT analysis is performed for

development projects to establish if the Project will exceed established VMT thresholds. In this particular case, the Project is not a development project but a land use change project. No development will occur. However, the change in land use allows for additional land use allowances. These allowances are for light industrial uses as well as still allowing for all the current commercial land uses permitted by right allowed with a Conditional Use Permit (CUP). Accordingly, it is well known that light industrial uses generate a lower trip generation than commercial uses do, especially during peak PM hours. Therefore, impacts to traffic will either be equal to what is currently afforded or less than what is allowed, even at full parcel build-out of the vacant parcel. It should be noted that the current uses will remain unchanged but legalized by the land use change. Additionally, given the small area encompassed by this GPA and SPA and the fact it is partially developed, impacts are negligible. Therefore, less than significant impacts to transportation will occur.

Note: If a future proposed development occurs and does not meet the established VMT thresholds, a Traffic Impact Analysis (TIA), including a VMT Study will be required for the Project, regardless of whether the GSP Zoning is R-C or I-P.

Discussion of Impacts

- a) **Less than Significant Impact.** The proposed Project will not generate substantial traffic, in fact may reduce traffic if the vacant parcel is developed for a light industrial use as opposed to a commercial use. The extent to which the Project may conflict with (or enhance) a program, plan, ordinance, or policy is anticipated to be less than significant. The Project's trip generation, and its impact on the regional roadway system, will either remain the same or be reduced and no new impacts will occur.
- b) **Less than Significant Impact.** The proposed Project does not conflict with or is not inconsistent with Section 15064.3(b) of the CEQA Guidelines. The Project is near I-10, providing easy access to the region along established truck routes. The extent to which these may conflict with or be inconsistent with CEQA Guidelines Section 15064.3(b) is anticipated to be less than significant. The potential VMTs resulting from a future development on the subject site may be analyzed once proposed. However, the impacts will either be equal to what is currently afforded or less than due to fact that the additional uses being affording generate less traffic.
- c) **No Impact.** The Project proposes no change in the City's existing Roadway System. All Roadways that access the Site exist and are sufficient to support the land use change. No impacts are anticipated.
- d) **No Impact.** The Project proposes no change in the City's existing Roadway System and emergency access will remain unchanged. The Project could even improve emergency access with site planning of the future development on the vacant lot through reciprocal access. However, no development is proposed at this time. No impacts to emergency access will occur.

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

Source: Rialto General Plan 2009.

Background

As discussed in Section 5, the proposed land use change will not affect Tribal Cultural Resources as no development is proposed and the site is completely disturbed with existing buildings, parking, driveways, landscaping, signage, utilities and a fully paved vacant lot. Any new development, with or without this change in land use may require a CRA.

Senate Bill SB18 requires that the City notify interested Native American Tribes early on in the planning process when a General Plan and Specific Plan is amended, such as this Project. This long-standing process is aimed at protecting cultural places significant to the individual Tribes. Additionally, AB52 requires Tribal Consultation. The City sent letters out to 13 local interested Tribes and three Tribes replied; the San Manual Band of Mission Indians, the Yuma Quechuan Indian Tribe and the Gabriela Band of Mission Indians. The San Manual Band of Mission Indians stated that the Tribe sees no conflict with the zoning changes and does not have any concerns at this time. The results indicated that no further consultation necessary. However, the Tribe did want the below Mitigation included with the Project.

Discussion of Impacts

- i) **No Impact.** The subject site is not listed or eligible for listing in the California Register of Historical Resources and according to the General Plan is not a local historical resource. Therefore, the project has no impact to historical resources.
- ii) **Less Than Significant Impact with Mitigation Incorporated.** Although the Project does occur in an area of elevated sensitivity for Tribal Cultural resources, as described in Section 5, a cultural resource assessment (CRA) may be prepared for any future development to identify site-specific issues. Cultural Resources could be discovered during any earth moving activities. The City has

conducted Tribal notification required by SB 18 and no further action has been deemed necessary. Therefore, the Project has no impact to historical resources and has less than significant impacts to Tribal Cultural Resources. Further, upon AB52 Consultation with local interested tribes, specifically the San Manuel Band of Mission Indians the following Mitigation will be added to the proposed GPA and SPA. Further, upon AB52 Consultation with local interested Tribes, specifically the San Manuel Band of Mission Indians, the following Mitigation will be added to the GPA and the SPA.

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 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.

19. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?				X
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with federal, state, and local management and reduction statues and regulations related to solid waste?				X

Source: Rialto General Plan 2010; Rialto Water Services. Rialto Solid Waste Management.

Background

Domestic Water

The Rialto Water District (RWD) provides service to most of the Gateway Specific Plan area, including the Project site.

As discussed within the Hydrology Section of this Initial Study, water is primarily derived water from groundwater sources located within the Lytle Creek, Rialto/Colton, Bunkerhill, Chino Hill and North Riverside Basin aquifers. These aquifers are recharged by local rainfall and snowmelt from the San Gabriel Mountains and San Bernardino Mountains by way of Lytle Creek and the Santa Ana River, among other watersheds and foothill springs. Local wells are slowly being drawn down and are exacerbated by a perchlorate contamination issue from a former rocket fuel manufacturer among others. Therefore, Rialto sources additional water from the San Bernardino Valley Municipal Water District. Some of this water comes from the State Water Project (SWP).

Wastewater Service

The City of Rialto produces approximately 7-8 million gallons of sewage daily. Rialto Water Services operates and maintains sewer lines throughout the City and a wastewater treatment plant on Richmond Avenue. This treatment plant is currently undergoing an expansion project to keep up with sewage

generation from new residential, commercial and industrial growth in Rialto, including anticipated future demand.

Electricity

California Edison (SCE) provides energy services to the City of Rialto. This includes electricity consumed by municipal buildings, residential, commercial and industrial land uses. SCE provides energy to over 15 million residents in much of Southern California, including the City, with a service territory of approximately 50,000 square miles. SCE has the capacity to serve the subject Site. The vacant parcel may need to underground one utility pole along E. Valley Blvd when the site is developed.

Natural Gas

Southern California Gas Company (SoCalGas) provides Natural Gas services to the City of Rialto through a series of pipelines of various sizes. SoCalGas is the largest natural gas distributor with over 21 million customers in 500 communities and a service area of 24,000 square miles. SoCalGas has the capacity to serve the Project.

Solid Waste Management

The City contracts with Burrtec Waste Industries for solid waste collection and disposal services. Solid Waste Management is overseen by the City of Rialto's Waste Management Office. Burrtec collects non-hazardous solid waste and hauls it to the Mid-Valley Landfill, located on Alder Ave. in Rialto. Hazardous Waste is collected at the City of Rialto Maintenance Facilities Yard on Willow Ave.

Telecommunications

Spectrum and AT&T Communications provide the City of Rialto with telephone, internet, cable television, and other telecommunication services. Service lines among other utilities area already located at the Reject site along E. Valley Blvd.

Discussion of Impacts

- a) **No Impact.** Both water and sanitary sewer lines exist at the Project site. The wastewater treatment plant has the capacity to receive waste from both current development and any new development at the Site. As mentioned, the Facility is undergoing an expansion. Any new development will be required to provide on-site stormwater management. Electricity and telephone lines also exist at the site. No new or expanded utility infrastructure is required to serve the site and there are no impacts on utilities.
- b) **Less Than Significant Impact.** The current water usage at the Site, in general, will remain the same. The land use change does allow for additional light industrial land uses, however the future use of the vacant paved property is unknown and the type of development may have less, equal or a greater water demand than what is currently permitted in the Gateway SP. Any new use creates a water demand. As mentioned, the RWD serves the Site and has current capacity. Supplemental water may need to be procured because of the lowering water table, however water demand from the site is anticipated to be less than significant.
- c) **No Impact.** As described above, Rialto Water Services operates existing sewer pipelines and a wastewater treatment plant. That plant is currently undergoing an expansion to keep up with the growth and anticipated waste generation. This Project will have no impact on wastewater capacity.
- d, e) **No Impact.** The City contracts with Burrtec Waste Management for solid waste disposal. Burrtec is responsible for maintaining its facilities to meet federal, state and local statutes relating to solid waste. The City of Rialto Waste Management also implements waste stream reduction programs. The Site currently generates solid and new commercial and/or light industrial uses will generate new but not significant volumes of waste. The Mid-Valley Landfill has current capacity, and it is not expected that the proposed Project would impact this capacity. Therefore, there are no impacts to waste disposal.

20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
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 or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Sources: Rialto General Plan 2010; Fire and Resources Assessment Program (FRAP) Fire Hazard Severity Zone Viewer, California Department of Forestry and Fire Protection 2025; City of Rialto Local Hazard Mitigation Plan, 2024.

Background

The Department of Forestry and Fire Protection (CALFIRE) ranks fire hazards of wildland areas in the State using four main criteria: fuels, weather, assets at risk, and level of service. The project Site is located on a valley floor, fully urbanized and sparsely vegetated. This leads the Site to be located in what is considered an Outside State Responsibility Area (SRA) and not within a Fire Hazard Severity Zone within an SRA.

Discussion of Impacts

a)-d) No Impact The Project is not near or adjacent to an SRA or a high fire severity zone. Those areas are mainly located in northern Rialto north of the I-210 freeway and near the Lytle Creek area. Seasonal Santa Ana winds are high within the high-risk area as well. Therefore, no impacts to an emergency plan will occur. The area near the Site is nearly built out and no new infrastructure is required. The area is flat without slopes. No impacts to Wildfire will occur.

21. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	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?				X
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)?				X
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X

- a) **No Impact.** As described in Section 4 above, the Project does not have the potential to impact species of concern or waters of the State and US. The site is built out with buildings, parking, drive aisles, driveways, landscaping, signage and a fully paved vacant lot. The adjacent area is nearly built-out and completely urbanized.

The Project site has a very low sensitivity for cultural resources. The City will notify affected Tribes however, no impacts are expected.

- b) **No Impact.** Upon implementation, the Gateway Specific Plan (GSP) has already considered the impacts of the Zoning in concert with the impacts of other proposed and potential projects in the future within the GSP. The impacts to any environmental issue with this minor zone change within a small geographical area of the SP will have no impact.
- c) **No Impact.** The Project is for a land use change which will make the current land uses on-site legal, will continue to allow for commercial uses with a CUP and will make new allowances for light industrial uses on the property to aid in the Specific Plan goal of redeveloping the Gateway area due to the changing market environment. The change also creates a land use that is compatible with land use within the adjacent City of Colton. The land use change does not have any environmental effects, the Project is not for proposed development, it is for a document change.

REFERENCES

2020-2045 Regional Transportation Plan/Sustainable Communities Strategy, Demographics & Growth Forecast Technical Report, Southern California Association of Governments

Rialto Climate Adaptation Plan, 2024 Update

Rialto Municipal Code, Title 18 Zoning

Gateway Specific Plan, 1990

Rialto General Plan 2010 and General Plan EIR

City of Rialto Official Zoning Map, 2013

California Department of Conservation, Farmland Mapping & Monitoring Program, 2022

California State Scenic Highway System Map and List, Caltrans

U.S. Fish and Wildlife Service Interactive Map

West Valley Habitat Conservation Plan 2014

Federal Emergency Management Agency Flood Map (FIRM) 20 Panel 8678, 2016

California Department of Toxic Substances Control "EnviroStor" Database;

Fire and Resources Assessment Program (FRAP) Fire Hazard Severity Zone Viewer, CALFIRE,

Department of Forestry and Fire Protection

SCAQMD CEQA and Federal Conformity Guidelines

South Coast Air Quality Management District (SCAQMD) Rule Book

City of Rialto Traffic Impact Analysis Guidelines for VMT and LOS, Updated Dec. 2024

Institute of Traffic Engineers (ITE) Traffic Generation Manual

National Flood Hazard Layer Viewer, Federal Emergency Management Agency

Rialto Local Hazard Mitigation Plan, 2024

Rialto Water Services

Rialto Solid Waste Management

U.S. Census, 2020

Table E-1 and E-5: City/County Population and Housing Estimates, California Department of Finance, January 1, 2025