SECTION 1
INTRODUCTION

Independently reviewed, analyzed and exercised judgment in making the determination, by the Development Review Committee on _____, pursuant to Section 21082 of the California Environmental Quality Act (CEQA).

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

1. Project Title: Allegro 61-Lot Residential Subdivision (TTM 20237)

2. Lead Agency Name: City of Rialto
Planning Division
150 South Palm Avenue
Rialto, CA 92376

3. Contact Person: Daniel Casey, Senior Planner
Phone Number: (909) 820-2535

4. Project Location: East side of Acacia Avenue between Randall Avenue and Merrill Avenue in the City of Rialto

5. Geographic Coordinates of Project Site: 34° 05’ 17.67” N; 117° 21’ 38.45” W

6: USGS Topographic Map: San Bernardino South 7.5-minute USGS Topographic Quadrangle

7: Public Land Survey System: Township 1 South, Range 5 West, Section 13

8. Thomas Guide Location: Page 605, Grid J3, 2005, San Bernardino & Riverside Counties

9. Assessor Parcel Number: **APN** 0131-131-13, -14 & -23

10. General Plan and Zoning Designations: Single Family Residential (R1-C) & Agriculture (A-1) with Animal Overlay

11. Description of Project:
Asian Pacific (Project Applicant) is proposing to subdivide an 8.9-acre site consisting of three parcels (APNs 0131-131-13, -14, and -23) for a housing tract allowing for 61

single-family residential lots. The subdivision will include one tot lot and two open space areas totaling 0.6 acres and one storm water detention area. The Project Applicant is requesting approval of a General Plan Amendment (GPA) and a Tentative Tract Map. The GPA is to change the Land Use Designation of the two northern parcels (APN 0131-131-13 and-14), which are currently designated as Residential 6, and the southern parcel (APN 0131-131-23) which is currently Residential 2 with an Animal Overlay. These designations allow for 38 units and 4 units per acre, respectively. The amendment would change the designations to Residential 12 allowing for 6.1 to 12.0 dwelling unit per acre. The Application also requests a Zone Change (ZC) for the two northern parcels which are currently zoned as Single Family Residential (R-1C) and the southern parcel which is zoned as Agriculture (A-1), to Multiple Family Zone (R-3). The R-3 zone will allow for the development of small-lot (e.g. square-feet) single-family residences. For purposes of this document, the parcels that make up the Project Site are described as the northern portion of the Project Site (APN 0131-131-13 and-14) and the southern portion of the Project Site (APN 0131-131-23).

The Project Site is located on the east side of Acacia Avenue between Randall Avenue and Merrill Avenue in the City of Rialto. The northern portion of the Project Site is currently vacant. The southern portion of the Project Site (parcel -23) is currently developed with six (6) structures; one multi-family residential structure and five (5) structures that were used for agricultural purposes (poultry farm). The Proposed Project includes demolition of the existing structures on-site.

The Project Site has been disturbed and much of the property appears to have been previously disked within the last five years. Parcels -13 and -14 currently support non-native trees, grasses and shrubs, and parcel -23 supports non-native trees and shrubs, a residential structure that is occupied with tenants, and poultry farm structures. The poultry farm has not been in operation for decades. The Project Site is bordered by a chain link fence on the north and south boundaries, and partially on the west boundary. The east side of the Project Site is bordered by a block wall. A stockpile of construction debris (concrete & bricks) occurs on the south-west side of northern portion, and an abandoned poultry farm occurs on the southern portion. The Project Site is surrounded by existing residential development on all four sides.

The Project Site currently sheet flows to the southern boundary. In the developed condition, the Project Site would drain from north to south and south-west via curb and gutter to a water infiltration trench.

This Initial Study addresses the potential impacts of the proposed residential subdivision project ("Proposed Project"), including all of the associated discretionary actions and approvals required to implement the Proposed Project, as well as all subsequent construction and operation activities.

12. Surrounding Land Uses and Setting:

	ZONING	Land Use Designations	Existing
PROJECT SITE	Single Family Residential (R-1C), Agriculture (A-1) – Animal Overlay	Residential 6, Residential 2 – Animal Overlay	Vacant land; Residential Development; Agriculture Development
NORTH	Single Family Residential (R-1C)	Residential 6	Residential Development
EAST	Residential Suburban*	Single-Family Residential*	Residential Development
SOUTH	Agriculture (A-1) – Animal Overlay	Residential 2 – Animal Overlay	Vacant land; Residential Development;
WEST	Agriculture (A-1) – Animal Overlay	Residential 2 – Animal Overlay	Residential Development

* City of San Bernardino

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

- California Regional Water Quality Control Board, Santa Ana Region (RWQCB – Santa Ana Region, General Construction Permit, Storm Water Pollution Prevention Plan (SWPPP) and National Pollutant Discharge Elimination System (NPDES).

1.1 EVALUATION FORMAT

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

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

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

1.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

1.3 ENVIRONMENTAL DETERMINATION

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

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the Proposed Project would have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

_____ _____

Signature Date

_____ _____

Printed Name For

SECTION 2
PROJECT DESCRIPTION

2.1 PURPOSE OF THIS DOCUMENT

The purpose of this Initial Study is to identify potential environmental impacts associated with the approval of a Tentative Tract Map for development of 61 lots as a residential subdivision on the east side of Acacia Avenue between Merrill Avenue and Randall Avenue in the City of Rialto. This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

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

2.2 PROJECT LOCATION

The Project Site is located in the eastern portion of the City of Rialto on the east side of Acacia Avenue between Merrill Avenue and Randall Avenue. Figure 1, Regional Location Map, depicts the location of the Project Site in context to its regional setting. Figure 2 shows the Project Site Vicinity Map, which consists of an approximately 8.9-acre site. The Project Site is located in the NW ¼, of Section 13, Township 1 South, Range 5 West on the San Bernardino South USGS 7.5-minute Quadrangle Map. The Project Site consists of three San Bernardino County Assessor Parcels: 0131-131-13, 0131-131-14 and 0313-131-23.

2.3 PROJECT DESCRIPTION

Asian Pacific, Inc. (Project Applicant) is proposing the subdivision and development of an approximately 8.9 gross acre site. Discretionary actions on the part of the City to approve the Project include approval of the Project's Precise Plan of Design to ensure compatibility with the City's General Plan and Development Code and approving a Tentative Tract Map (TTM) to subdivide the 8.9-acre site into 61 parcels (Figure 3 Site Plan). The subdivision will include one tot lot, two open space areas and one storm water detention area. The Project Applicant is requesting approval of a General Plan Amendment (GPA) and a Tentative Tract Map. The GPA is to change the Land Use Designation of the two northern parcels (APN 0131-131-13 and-14), which are currently designated as Residential 6, and the southern parcel (APN 0131-131-23) which is currently Residential 2 with an Animal Overlay. These designations allow for 38 units and 4 units per acre, respectively. The amendment would change the designations to Residential 12, allowing for 6.1 to 12.0 dwelling unit per acre. The Application also requests a Zone Change (ZC) for the two northern parcels which are currently zoned as Single Family Residential (R-1C) and the southern parcel which is zoned as Agriculture (A-1), to Multiple Family Zone (R-3). The R-3 zone will allow for the development of small-lot single-family residences.

The GPA is anticipated to increase the population previously planned for the Project Site. Under the current General Plan designation development of the northern parcels would result in an approximate population of 118 persons (30 units at 3.92 persons per household). The current land designation of the southern parcel would result in an approximate population of 31 persons, for a total of population of approximately 149. With approval of the proposed GPA, the proposed 61 single-family dwelling units are estimated to generate a population of approximately 239 persons.

The Project Site has shown past disturbance and much the property appears to have been previously plowed within the last five years. The northern parcels currently support non-native trees, grasses and shrubs, and parcel southern parcel supports non-native trees and an abandoned chicken farm. The plant life and wildlife observed during the field investigations were somewhat limited due to the lack of diverse habitats.

The Project Site is bordered by a chain link fence on the north and south boundaries, and partially on the west boundary. The east side of the Project Site is bordered by a block wall. A stockpile of construction debris (concrete & bricks) occurs on the south-west side of northern portion of the Project Site, and the abandoned poultry farm occurs on southern portion. The Project Site is surrounded by existing residential development on all four sides.

The Project Site currently sheet flows to the southern boundary. In the developed condition, the Project Site would drain from north to south and south-west via curb and gutter to a water infiltration trench.

2.4 EXISTING CONDITIONS AND SURROUNDING LAND USES

The Project Site is located within the eastern portion of the City. The cities of San Bernardino and Colton border the eastern boundary of the Project Site. The northern portion of the Project Site (parcel 0131-131-13 and-14) occurs within the General Plan Land Use designation of Residential 6 (R6) which allows for a density of 2.1 to 6 dwelling units per acre with an estimated population density of 8 to 23 persons per acre. Within this designation, development may consist of detached units in suburban-style subdivisions, with one unit per lot. Additional permitted uses, consistent with zoning regulations, may include group homes, public facilities, and utility support systems. The southern portion of the Project Site (parcel 0131-131-23) occurs within the General Plan Land Use designation of Residential 2 (R2) with Animal Overlay. Residential 2 (R2) allows for a density of 0 to 2 dwelling units per acre and an estimated population density of 0 to 8 persons per acre, and generally includes single, detached homes on large lots with a density of no more than two units per acre. Additional permitted uses, consistent with zoning regulations, include group homes, public facilities, and utility support systems. As stated on page 2-11 of the City of Rialto General Plan, the Animal Overlay allows the keeping of dog kennels on any premises within a residential neighborhood setting. Dog kennel operators must obtain all appropriate dog kennel licenses and meet all required regulations established by Section 6.04.210 of the Rialto Municipal Code. Kennels shall be operated and constructed in a sanitary and proper manner so that such property does not become a nuisance to the neighborhood.

The Project Site is bordered by a chain link fence on the north and south sides, while a block wall borders the east side. A stockpile occurs near the north-west portion of the site, and minor construction debris (concrete and brick) occurs throughout the site. An abandoned poultry farm occurs at southern portion of the Project Site. Existing residential development is located on adjacent properties to the north, south, west, and east.

2.5 INTENDED USE OF THIS DOCUMENT

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

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0 1.8

Miles

Source: Lilburn Corp., January, 2019.

LILBURN CORPORATION

REGIONAL LOCATION

Allegro Residential Development

City of Rialto, California

FIGURE 1

0 300
Feet

Source: Lilburn Corp., January, 2019.

LILBURN CORPORATION

PROJECT VICINITY

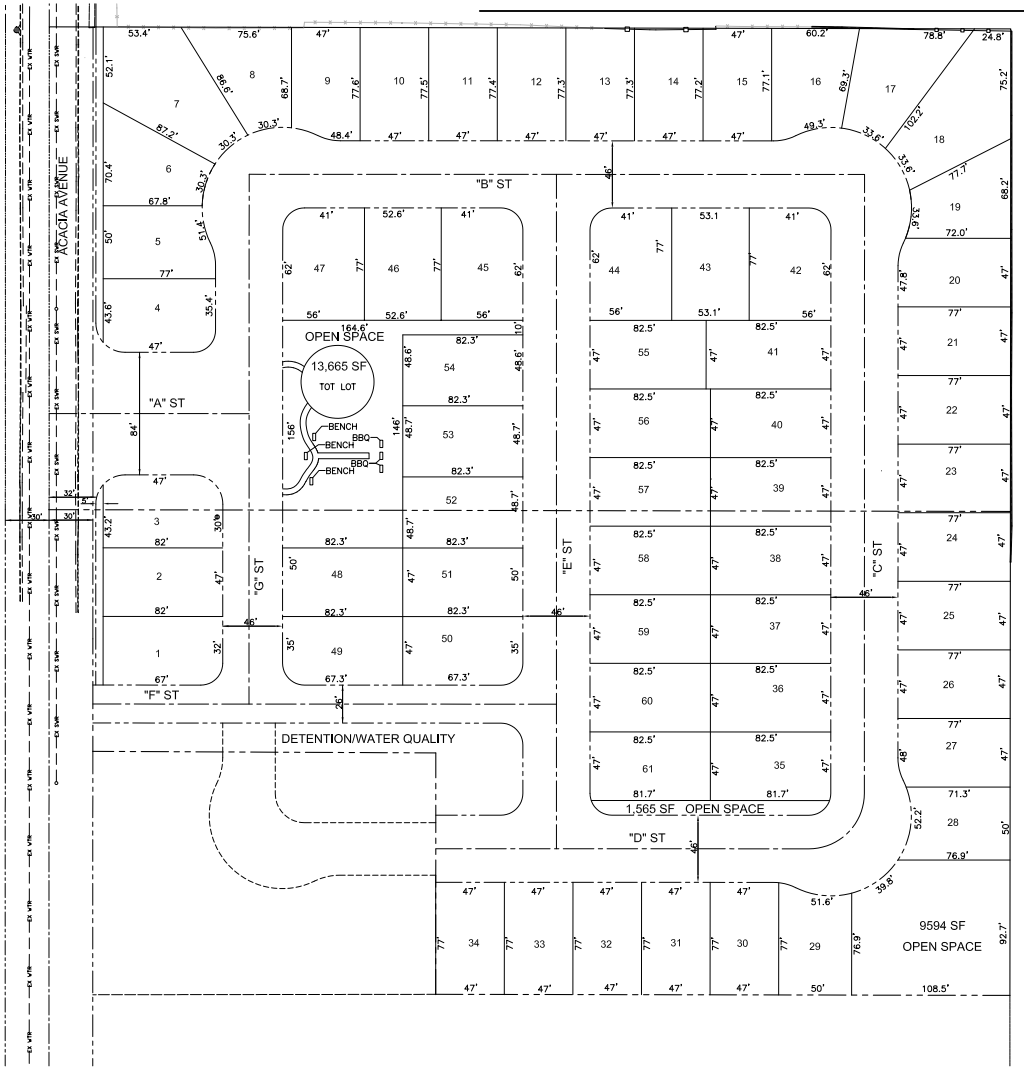
Allegro Residential Development

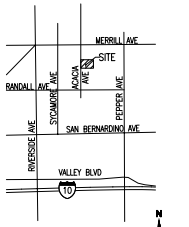
City of Rialto, California

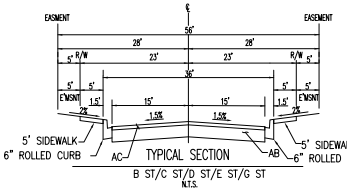
FIGURE 2

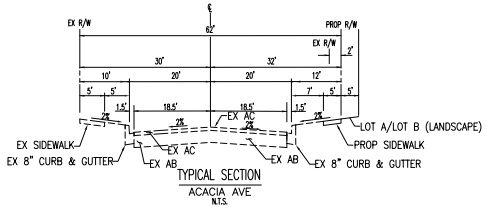
IN THE CITY OF RIALTO, STATE OF CALIFORNIA

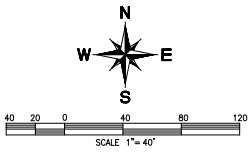
TENTATIVE TRACT MAP 20237











LEGEND

Underground Service Alert
DIAL BEFORE YOU DIG — TWO WORKING DAYS YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

EXHIBIT AMENDMENTS

DATE	BY	DESCRIPTION

SEAL — REGISTERED PROFESSIONAL ENGINEER — THOMAS S. LOVE — No. C 50993 Exp. 9-30-19 — CIVIL — STATE OF CALIFORNIA

LOVE ENGINEERING
PLANNING ♦ ENGINEERING ♦ SURVEYING
31915 RANCHO CALIFORNIA ROAD/SUITE 200-166
TEMECULA, CA 92591
TEL (951) 440 - 8149 / FAX (951) 303 - 6701
PREPARED UNDER THE SUPERVISION OF: R.C.E. NO. 50993 EXP. DATE: 9-30-19
THOMAS S. LOVE — DATE

BENCHMARK: SEE ABOVE
SCALE: 1"=20'
DATE: AUGUST 28, 2018

IN THE CITY OF RIALTO, CALIFORNIA
FOSTER FARMS PROJECT
APNS 0131-131-013, 014, & 023
TENTATIVE MAP 20237
Client: ASIAN PACIFIC — ID: 18-026

SHEET NO. 1 OF 1 SHTS.
COUNTY FILE No.

SITE PLAN

Allegro Residential Development

City of Rialto, California

FIGURE 3

LILBURN CORPORATION

SECTION 3
ENVIRONMENTAL CHECKLIST FORM

I. AESTHETICS – Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) **Less than Significant.** The City of Rialto General Plan identifies the views of the San Gabriel and San Bernardino Mountains as backdrops for creating scenic vistas throughout the City. General Plan policy states that views of the mountains should be protected by ensuring that building heights are consistent with the scale of surrounding, existing development (Policy 2-14.1), and by ensuring that building materials do not produce glare, such as polished metals or reflective windows (Policy 2-14.3). The San Bernardino Mountains are located to the northeast of the Project Site and the San Gabriel Mountains are located to the northwest. The Proposed Project includes a Tentative Tract Map for the future development of 61 single-family homes. The proposed future development of single-story and two-story single-family homes would be comparable to the height of nearby single-family residences located north, east and west of the site. The Proposed Project is consistent with the General Plan and will have less than significant impacts on scenic vistas of the San Gabriel and San Bernardino Mountains. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

b) **No Impact.** There are no significant scenic resources known to exist in the immediate vicinity of the Project Site. Acacia Avenue borders the Project Site on the west and is not considered a scenic highway by either the City, the County of San Bernardino, or the State of California. The Project Site is not adjacent to or in the vicinity of a state scenic highway; therefore, there are no impacts related to state scenic highways.

As discussed in Section V of this Initial Study, the cultural resources records search performed for the Project identified no previously recorded historic sites within the Project Site. However, there were a total of 28 cultural resources studies that have been conducted within a one-mile radius of the Project Site. None of the studies included the

Project Site. A total of 11 cultural resources have been recorded within a one-mile radius of the Project Site, none of which are located within the Project Site. Of the resources within the one-mile radius of the Project Site, two are prehistoric and the remaining nine are historic. A pedestrian survey was conducted of the Project Site. No archaeological resources were identified during the field survey. One historic period-built environment resource, a poultry farm consisting of a multi-family residence and five poultry sheds was identified on APN 0131-131-023. The multi-family residence and at least two of the poultry sheds meet the minimum age requirement (i.e., 50 years old) to be considered a *historical resource* under CEQA, however an evaluation of the historic period buildings indicates that the property does not meet the criteria for listing in the National Register of Historic Places, the California Register of Historical Resources or the City of Rialto Landmark designation criteria. Therefore, proposed development would not impact a historic building or other scenic resources and no mitigation measures are required.

c) **No Impact.** The two northern parcels (0131-131-13 and -14) of the Project Site are currently vacant, and an abandoned poultry farm with an occupied residence occurs on the southern parcel (0131-131-23). The Proposed Project will subdivide the Project Site into 61 single-family homes lots, three open space areas and one storm water detention area which would be consistent with the proposed Zone Change and existing surrounding land uses (i.e., single-family residential to the north, south, east and west). The Proposed Project would not degrade the visual character or quality of the Site or its surroundings. Therefore, no significant impacts are anticipated, and no mitigation measures are required.

d) **Less than Significant.** The future development of 61 single-family homes would not generate a significant amount of light and glare when compared to the surrounding area which includes existing lighting from urban development including streetlights, residential, animal overlay uses, and vehicles. The design and placement of light fixtures within the future new development would be reviewed for consistency with City standards and subject to City-approval. Standards require shielding, diffusing, or indirect lighting to avoid glare. Lighting would be selected and located to confine the area of illumination to on-site streets. Since lighting would be consistent with adjacent residential development to the north, east and west. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California

	Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☒
d)	Result in loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) **No Impact**. The Department of Conservation Division of Land Resources Protection Farmland Mapping and Monitoring Program, identifies the Project Site as "Urban and Built-Up Land" in its San Bernardino County Important Farmland 2014 Sheet 2 of 2 maps. As stated on the map legend, urban and built-up land is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a ten-acre parcel. Examples include residential, industrial, commercial, institutional, airports, golf courses and water control structures. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or in its immediate vicinity. The poultry farm on the southern portion of the Project Site was abandoned decades ago. Development of the Project Site would therefore not convert farmland to a non-agricultural use. No impacts are identified or anticipated, and no mitigation measures are required.

b) **No Impact.** The Project Site is not under a Williamson Act Contract as identified in the latest map prepared by the California Department of Conservation, Division of Land Resource Protection. With the exception of the animal overlay on the southern portion of

the Project Site, the City of Rialto General Plan does not designate any of the land within the Project Site or in its immediate vicinity for agricultural use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

c) **No Impact.** Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production because the Project Site is within a predominantly urbanized area and these designations do not occur in the vicinity. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

d) **No impact.** The Project Site does not support forest land. Implementation of the Proposed Project would not convert forest land to non-forest use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e) **No impact.** The California Department of Conservation, Division of Land Resource Protection's Map shows that the Project Site is not Prime Farmland. With the exception of the abandoned poultry farm on the southern parcel, there will be no loss of existing farmland use as a result of the Proposed Project implementation. The Project Site has not been actively used as a poultry farm for decades; the current use is limited to residential. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

III. AIR QUALITY

		Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
	Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c)	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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

a) **Less than Significant.** In March 2019, Ganddini Group, Inc. (Ganddini) prepared an Air Quality and Global Climate Change Impact Analysis for the Proposed Project; the findings are discussed herein (available at City offices for review). The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin establishes a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent 2016 AQMP was adopted by the SCAQMD on March 3, 2017. The 2016 AQMP incorporates the latest scientific and technological information and planning assumptions, including transportation control measures developed by the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/Sustainable Communities Strategy, and updated emission inventory methodologies for various source categories.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP". As explained within the Air Quality and Global Climate Change Impact Analysis, strict consistency with all aspects of the plan is usually not required; however, a project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies the following two criteria which serve as key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

(2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Criteria 1 – Increase in the Frequency or Severity of Violations

Based on the air quality analysis for the Proposed Project, included in Section III(b) below, short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. Therefore, the Proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Criteria 2 – Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the Proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the Proposed Project are based on the same forecasts as the AQMP. For the Proposed Project, the City of Rialto General Plan Land Use Element defines the assumptions that are represented in the AQMP.

The Project Applicant is requesting a GPA to change the land use designation for all three parcels to Residential 12 which will allow for the number of dwelling units at buildout to increase by 23 units per acre from 38 units to the proposed 61 units. As the Proposed Project is a higher density residential use, it is not currently consistent with the existing land use; however, once the GPA is approved, the Proposed Project would be consistent with the General Plan Land Use. The SCAQMD acknowledges that strict consistency with all aspects of the AQMP is not required in order to make a finding of no conflict. Rather, a project is considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. Project compliance with regulatory/operational programs is consistent with and supports overarching AQMP air pollution reduction strategies. Project support of these strategies promotes timely attainment of AQMP air quality standards and would bring the Proposed Project into conformance with the AQMP. Therefore, the Proposed Project is not anticipated to exceed the AQMP assumptions for the Project Site and is found to be consistent with the AQMP for the second criterion. As such, the Proposed Project will not result in an inconsistency with the SCAQMD AQMP. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

b) **Less than Significant.** The Proposed Project's construction and operational emissions were screened by Ganddini using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by SCAQMD. CalEEMod was used to estimate the on-site and off-site construction and operational emissions. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), and particulates (PM_{10} and $PM_{2.5}$). Two of these, ROG and NO_x, are ozone precursors.

Compliance with SCAQMD Rule 402 and Rule 403

The Proposed Project will be required to comply with the existing SCAQMD Rules 402 and 403 for the reduction of fugitive dust emissions. Rule 402 prohibits discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Compliance with Rule 403 is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour (mph), sweeping loose dirt from paved site access roadways,

cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project Site, however, a Fugitive Dust Control Plan or Large Operation Notification would not be required.

Construction Emissions

The Proposed Project's construction activities are anticipated to include: demolition of approximately 11,500 square feet of existing structures, site preparation over approximately 10 percent of the Project Site to remove existing trees; grading of approximately 9.3 acres; construction of 61 single-family detached residential dwelling units and approximately 24,824 square-feet of open space; paving of approximately 25 percent of the Project Site for on-site roadways; and application of architectural coatings. Construction is anticipated to begin no sooner than September 2019 and be completed by mid-December of 2020. The resulting emissions that would be generated by construction of the Proposed Project are shown in Table 1 below.

Table 1
Construction-Related Regional Pollutant Emissions Summary
(Pounds Per Day)

Activity	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Demolition	3.62	36.45	22.89	0.04	2.20	1.76
Site Preparation	0.34	2.41	3.20	0.01	0.36	0.20
Grading	2.67	28.41	17.04	0.03	4.12	2.64
Building Construction	2.91	24.48	21.53	0.04	2.33	1.51
Paving	1.70	14.12	15.33	0.02	0.92	0.74
Architectural Coating	31.72	1.74	2.51	0.00	0.28	0.16
Total (lbs/day)	**36.33**	**40.34**	**39.37**	**0.07**	**3.53**	**2.40**
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Air Quality and Global Climate Change Impact Analysis prepared by Ganddini Group, Inc (2019)

As shown in Table 1, construction emissions would not exceed SCAQMD thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the Proposed Project. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the Proposed Project. According to SCAQMD methodology, health effects from carcinogenic air toxins are usually described in terms of "Individual Cancer Risk". Individual Caner Risk is the likelihood that a person exposed to concentrations of toxic

air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the Proposed Project would not result in a long-term (i.e. 30 years) substantial source of toxic air contaminant emissions and corresponding Individual Cancer Risk. Furthermore, construction-based particulate matter emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds as shown in Table 1, above. Therefore, no significant short-term air contaminant impacts would occur during construction of the Proposed Project.

Operational Emissions

The Proposed Project's operational emissions were based on the year 2020, which is the anticipated opening year of the Proposed Project based on the Traffic Impact Analysis (TIA) prepared for the Proposed Project by Ganddini (2019). The TIA determined that the Proposed Project would generate approximately 576 daily vehicle trips or a daily trip rate of 9.44 trips per dwelling unit. Ganddini utilized the information provided by the TIA to analyze the Proposed Project's worst-case scenario summer and winter operational emissions from area sources, energy usage, and mobile sources. The resulting emissions generated by operation of the Proposed Project are shown in Table 2, below.

Table 2
Regional Operational Pollutant Emissions Summary
(Pounds Per Day)

Activity	**ROG**	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area	2.68	0.97	5.44	0.01	0.10	0.10
Energy	0.06	0.47	0.20	0.00	0.04	0.04
Mobile	1.42	8.95	17.06	0.06	4.25	1.17
Totals	**4.15**	**10.39**	**22.70**	**0.07**	**4.39**	**1.31**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Air Quality and Global Climate Change Impact Analysis prepared by Ganddini Group, Inc (2019)

As shown in Table 2, none of the SCAQMD regional thresholds would be exceeded. Therefore, a less than significant regional air quality impact would occur from operation of the Proposed Project. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c) **Less than Significant.** As stated in the Air Quality and Global Climate Change Impact Analysis, cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the Proposed Project's air quality must be generic by nature.

The project area is out of State attainment for ozone and in 2017 was out of attainment for PM_{10}. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD Methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, the Proposed Project would create a less than significant cumulative impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

d) **Less than Significant.** SCAQMD published its Final Localized Significance Threshold Methodology in June 2003 (Updated July 2008), recommending that all air quality analyses include an assessment of both construction operational impacts on the air quality of nearby sensitive receptors. Localized significance thresholds (LSTs) represent the maximum emissions from a Project Site that are not expected to result in an exceedance of the National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS). LSTs are based on the ambient concentrations of that pollutant within the project Source Receptor Area (SRA) and the distance to the nearest sensitive receptor. The Proposed Project is located in the Central San Bernardino Valley area (SRA 34).

Local Air Quality Impacts from Construction

The Proposed Project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. The nearest sensitive receptors are the existing single-family detached residential dwelling units located directly adjacent to the northern, eastern, and southern property lines; therefore, the SCAQMD Look-up Tables for 25 meters was used. As such, Table 3 shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds.

As shown in Table 3, none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the Proposed Project. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Table 3
Local Construction Emissions at the Nearest Receptors
(Pounds Per Day)

Activity	NO_X	CO	PM_{10}	$PM_{2.5}$
Demolition	35.78	22.06	1.99	1.70
Site Preparation	2.34	2.30	0.16	0.14
Grading	28.35	16.29	3.95	2.60
Building Construction	21.08	17.16	1.29	1.21
Paving	14.07	14.65	0.75	0.69
Architectural Coating	1.68	1.83	0.11	0.11
SCAQMD Thresholds	**170**	**972**	**7**	**4**
Exceeds Threshold?	No	No	No	No

Source: Air Quality and Global Climate Change Impact Analysis prepared by Ganddini Group, Inc (2019)

Local Air Quality Impacts from On-site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The Proposed Project is a single-family detached residential project and does not include such uses. Therefore, due to the lack of stationary source emissions, no long-term localized significant threshold analysis is warranted. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

e) **Less than Significant.** As stated by the Air Quality and Global Climate Change Impact Analysis, the potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement or paint. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impacts related to odors would occur during construction of the Proposed Project. Diesel exhaust and Volatile Organic Compounds (VOCs) would be emitted during construction of the Proposed Project, which are objectionable to some; however, emissions would disperse rapidly from the Project Site and therefore should not reach an objectionable level at the nearest sensitive receptors. Additionally, potential sources that may emit odors during the on-going operations of the Proposed Project would include odor emissions from diesel truck emissions and trash storage areas. Due to the distance of the nearest receptors from the Project Site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-

going operations of the Proposed Project. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	☐	☐	☐	☒

a) **Less than Significant.** A general biological assessment of the Project Site was completed by RCA Associates, Inc. (RCA Associates), January 22, 2019. As part of the biological assessment RCA Associates conducted a background data search for information on plant

and wildlife species known occurrences within the vicinity of the project. The data review included biological text on general and specific biological resources, and resources considered to be sensitive by various wildlife agencies, local government agencies and interest groups. A field survey of the Project Site was conducted on January 18, 2019. The field survey included an evaluation of the surrounding habitats and a focused habitat assessment for species identified in the background data search. Focused protocol study surveys for the Delhi Sands Flower-loving Fly (DSF) were conducted in 2014, 2015 and 2016 by Powell Environmental Consultants in compliance with the United States Fish and Wildlife Services (USFWS) requirement to determine potential impacts to the federally-endangered insect.

The Project Site has been heavily disturbed by human activity and supports a low diversity of plants and wildlife. Disturbed grass and shrub communities such as Sahara mustard (*Brassica tournefortii*), yellow-green matchweed (*Gutierrezia sarothrae*), and Russian thistle (*salsola tragus*) make up a majority of the species found on the Project Site. A search of the California Natural Diversity Data Base (CNDDB) was completed by RCA Associates. and found that two (2) special plants, the Smooth tarplant (*Centromadia pungens* ssp. *Laevis*) and Santa Ana River woollystar (*Eriastrum densifolium* ssp. *sanctorum*), have occurred in the Project vicinity. However, none of the sensitive plant species are expected to occur on the Project Site.

RCA Associates. found 18 special status wildlife species have been documented in the region as well as habitat that could potentially support four resident species or infrequent visitors. These species include, coast horn lizard (*Phrynosoma blainvillii*), burrowing owl (*Athene cunicularia*), Swainson's hawk (*Buteo swainsoni*) and Stephens's Kangaroo Rat (*Dipodomys stephensi*). No suitable habitat occurs on the Project Site for Stephens's Kangaroo Rat (SKR) or burrowing owl. Swainson's hawk has very low population in the area of the Project Site and the coast horned lizard, has a sustainable food source of ants, located on-site. Both species were not observed during the site survey and determined to have low probabilities of occurring on the Project Site.

Soils in the areas of project impact are found to be suitable to support habitat for the Delhi sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*). The species was listed as endangered in 1993 and the project area lies within the USFWS Delhi sands flower-loving fly (DLF) Recovery Unit Boundaries, specifically within the Colton Recovery Unit. The potential for habitat of this endangered species to be impacted by the project were evaluated by USFWS protocol surveys conducted during the survey season defined as 12 weeks from July 1 through September 20. Two consecutive years of data with zero DLF observations are required for an "absence" determination on any given site. On November 23, 2016, the USFWS issued a determination that the species would not likely be affected by construction of the project based on surveys conducted in 2015 and 2016. The reports of the most recent surveys conducted in 2017 and 2018 that determined absence are on-file with the City of Rialto.

Therefore, no substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and

Wildlife (CDFW) or USFWS is expected to occur. Therefore, no significant impacts are anticipated are identified or anticipated and no mitigation measures are required.

b) **No impact.** According to RCA Associates, the Project Site does not support riparian habitat or a sensitive natural community. The Project Site is not identified in local plans, policies, and regulations of the CDFW or USFWS. Development of the Project Site as proposed would not result in impacts to riparian vegetation or to a sensitive natural community because these resources do not occur on the Project Site or within the area of project impacts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

c) **No Impact.** No wetlands occur in the Project Site or within the area of project impacts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

d) **No Impact.** The Project Site is in an area fragmented by existing development including paved roads and residential development. No wildlife corridors are present on-site, and the Proposed Project is not expected to impede regional wildlife movement or impact wildlife corridors. Development of the Proposed Project would not result in additional significant fragmentation to habitat. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e) **No Impact.** As identified in the City of Rialto General Plan, the City is mostly developed and the majority of local biological resources are associated with Lytle Creek Wash, located northeast of the Project Site. Additionally, some pockets of open space exists east of the former Rialto Municipal Airport, over three miles north of the Project Site. The General Plan does not identify any policy for the protection of trees. Removal of ruderal vegetation on-site would not conflict with any local policies or ordinances protecting biological resources. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

f) **No Impact.** The Project Site is not located within the planning area of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan as identified in the CDFW California Regional Conservation Plans Map (February 2019) or in the City of Rialto General Plan. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a,b) **Less than Significant with Mitigation.** October 2018, Rincon Consultants (Rincon) performed a Phase I Cultural Resources Study for the Project Site. Research for the study included a cultural resources records search, Sacred Lands File Search and Native American Contacts program, a pedestrian survey of the Project Site, and preparation of a report in accordance with the Archaeological Resources Management Report (ARMR) guidelines and in compliance with the requirements of CEQA. The cultural resources records search identified no previously recorded sites within the current Project Site. However, there were a total of 28 cultural resources studies that have been conducted within a one-mile radius of the Project Site. None of the studies included the Project Site. A total of 11 cultural resources have been recorded within a one-mile radius of the Project Site, none of which are located within the Project Site. Of the resources within the one-mile radius of the Project Site, two are prehistoric and the remaining nine are historic. A pedestrian survey was conducted of the Project Site. No archaeological resources were identified during the field survey. One historic period built environment resource, a poultry farm consisting of a multi-family residence and five poultry sheds was identified on APN 0131-131-023. The multi-family residence and at least two of the poultry sheds meet the minimum age requirement (i.e., 50 years old) to be considered a *historical resource* under CEQA, however an evaluation of the historic period buildings indicates that the property does not meet the criteria for listing in the National Register of Historic Places, the California Register of Historical Resources or the City of Rialto Landmark designation criteria.

Based on the Rincon's research, field investigations, and documentation, the cultural resources investigation concluded that the Project Site is not culturally significant, and the proposed development would not result in any adverse environmental impacts. However, in the event of an unanticipated find, the following mitigation shall be implemented to avoid potential impacts to archeological resources:

CR-1: If cultural resources are encountered during ground-disturbing activities, work in the immediate area shall cease and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service [NPS] 1983) shall be contacted immediately to evaluate the find(s). If the discovery proves to be significant

under CEQA, additional work such as data recovery excavation may be warranted.

c) **Less Than Significant Impact with Mitigation**. The City of Rialto, due to the proximity of the San Gabriel Mountains and Lytle Creek drainage, is within an area dominated by alluvium. Surficial deposits of younger alluvium are not considered to be fossil bearing. The older alluvium, in contrast, is fossil bearing and, therefore, excavations that exceed the relative depths of the younger alluvium may yield evidence of these non-renewable natural resources. In addition, erosion of the mountains and the excessive debris flows from the creek may carry fossil remains into the general area and, therefore, there is a possibility for fossils to be present. The nearest fossils have been identified in the Jurupa Valley area, near Norco and Mira Loma, suggesting the potential in Rialto is very low.

Excavations that exceed the relative depth of the younger alluvium and impact the older Quaternary alluvium may yield evidence of fossil specimens. To ensure unanticipated finds are not impacted, the following mitigation measure shall be implemented:

CR-2: In the event fossil specimens are unearthed, the project proponent shall have a paleontological consultant assess the specimens and report to the City of Rialto. If the consultant and City concur, a paleontological monitoring program shall be implemented for the remainder of earth moving activities.

d) **Less than Significant.** Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during grading and excavation activities associated with project construction. In the event that human remains are discovered during grading or other ground disturbing activities, the Project Proponent would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097, et. seq., which requires that if the coroner determines the remains to be of Native American origin, he or she will notify the Native American Heritage Commission whom will then identify the most likely descendants to be consulted regarding treatment and/or reburial of the remains. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated and ensure that potential impacts are less than significant. Therefore, no significant adverse impacts are identified and no mitigation measures are required.

VI. GEOLOGY AND SOILS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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?	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

a) **Less than Significant**

i) The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone as identified in Exhibit 5.1 of the City of Rialto General Plan. The Project Site is 0.25-mile south in proximity to the Rialto-Colton Fault line which is also defined as a hydrologic boundary. According to USGS, the precise location and extent of the fault is unknown but is related to groundwater levels in the area. According to a Preliminary Soil Investigation Report, prepared by Soil Exploration Company, Inc. on September 21, 2016, the Site is located 1.2 miles northwest of the San Jacinto-San Bernardino fault line which is a right-lateral strike-slip, minor right-reverse fault that runs through San Bernardino, Riverside, San Diego and Imperial Counties in

Southern California. The San Jacinto Fault is 130 miles long and has been significantly more active than the San Andreas Fault in the Rialto area. The most recent, damaging earthquake on this fault near Rialto occurred in 1923. The 6.3 Mw earthquake was centered approximately nine miles southeast of the Project Site. No evidence of fault rupture from this quake has been documented in the vicinity of the Project Site. According to Caltech's Southern California Earthquake Data, the last major earthquake on the San Jacinto was on April 9, 1968 when a 6.5 M_w occurred on the Coyote Creek segment and a possible earthquake occurring on the San Jacinto Fault could be 7.5 M_w. A less than significant impact is anticipated and no mitigation measures are required.

ii) The Project Site is located in a seismically active region with the San Jacinto Fault located approximately 1.2 miles northwest of the Project Site, and the Rialto-Colton Fault 0.25- mile to the south. The San Jacinto Fault is considered to be the most significant fault to the hazard of seismic shaking and ground rupture. The Project Site is located in a region of generally high seismicity and can expect moderate to strong seismic ground shaking during the Project's design life. Future construction of residential structures in accordance with applicable requirements of the Uniform Building Code will ensure potential impacts are reduced to the maximum extent possible. Therefore, impacts are anticipated to be less than significant, and no mitigation measures are required.

iii) Liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils loose shear strength due to ground shaking. Six (6) exploratory trenches were excavated on September 16, 2016. Trenches were excavated to a maximum depth of 15 feet and locations of each trench were randomly selected at readily accessible locations. Excavation of the trenches determined that surface soils primarily consisted of silty sand, silty sand with gravel deposits, and sand with silt. Fill material was found in trenches T-1, T-2, and T-6 to depths 0.5 to 2± feet. Identified in the Geologic Map of the San Bernardino South Quadrangle, the Project Site is underlain with dune deposits. Groundwater was not encountered during excavation of the trenches and based on available mapping referenced in the Preliminary Soil Investigation Report, groundwater is estimated to be between 200 and 300 feet below ground surface at the Site. The Preliminary Soil Investigation Report also concluded there is a two (2) percent probability in 50 years that peak ground acceleration at the Site will exceed 0.795g (see Appendix D of the Preliminary Soil Investigation Report). Seismic settlement of sandy soils during moderate seismic events could not be precluded. The Project Site is not identified in a liquefaction zone according to Exhibit 5.1 of the City of Rialto General Plan and the San Bernardino County Land Use Plan for Generalized Liquefaction Susceptibility. To reduce the impact of seismic settling to less than significant, the following mitigation measure shall be implemented:

GEO-1: All recommendations contained within the Preliminary Soil Investigation Report prepared by Soil Exploration Company, Inc., and

as approved by the City Engineer as part of the plan review process shall be implemented prior to issuance of a grading permit.

iv) The Project Site is not located within a designated area of landslide susceptibility as shown in the City of Rialto General Plan Exhibit 5.1- Seismic and Geologic Hazards. The Project Site and immediate vicinity are generally flat with no prominent geologic features. Additionally, the Site is not located in an area of generalized landslide susceptibility as shown on the County of San Bernardino General Plan Geologic Hazard Overlay Map FH29C Fontana. Therefore, no impact is identified, and no mitigation measures are recommended.

b) **Less than Significant.** During the development of the Project Site, which would include disturbance of approximately 8.9 acres, project-related dust may be generated due to the operation of machinery on-site or due to high winds. Additionally, erosion of soils could occur due to a storm event. Development of the Proposed Project would disturb more than one acre of soil; therefore, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs approved by the SWRCB would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

c) **Less than significant with Mitigation.** A site visit performed by Lilburn Corporation in April 2018 found the Project Site to be relatively level with no prominent geologic features occurring on or within the vicinity of the Project Site. Additionally, review of County of San Bernardino General Plan Geologic Hazard Overlay Map FH29C Fontana showed that the Project Site is not located in an area likely to become unstable as a result of on- or off-site landslide. Accordingly, the Project Site is located within an area with no potential for landslides, and development on the subject property would not be exposed to risk of landslide.

Liquefaction is a phenomenon in which cohesion-less, saturated, fine-grained sand and silt soils loose shear strength due to ground shaking. As identified in Exhibit 5.1, Seismic and Geologic Hazards, of the City of Rialto General Plan, the Project Site is not located in an area identified to have liquefaction susceptibility. Therefore, the Proposed Project is anticipated to result in less than significant risks related to liquefaction.

Ground subsidence is a process characterized by downward displacement of surface material caused by natural phenomena such as a removal of underground fluids, natural consolidation, or dissolution of underground minerals, or by man-made phenomena such as underground mining. Currently, there is no determination on the Project Site's possible location on a geologic unit or soil that is potentially unstable, or that would become unstable as a result of the project and potentially result in on- or off-site subsidence.

Seismically induced lateral spreading involves primary lateral movement of earth materials over underlying materials which are liquefied due to ground shaking. It differs from slope failure in that complete ground failure involving large movement does not occur due to the relatively smaller gradient of the initial ground surface. Lateral spreading is demonstrated by near-vertical cracks with predominantly horizontal movement of the soil mass involved. Review of available database and geologic map resources did not reveal a determination regarding the Project Site's possible location on a geologic unit or soil that is potentially unstable, or that would become unstable as a result of the project and potentially result in on- or off-site lateral spreading.

As a mandatory condition of project approval, the Proposed Project will be developed in conformance with the International Building Code, the California Building Standards Code, and the Buildings and Construction requirements of the City of Rialto Municipal Code because the Project Site is located in an area that may incur impacts related to ground subsidence and lateral spreading. The Preliminary Soil Investigation (Soil Exploration Company, Inc., April 2016) includes recommendations to adhere to during project design and construction to lessen anticipated impacts. Earthwork preparation of the Project Site consistent with the recommendations of the report would ensure that impacts related to unstable soil conditions are less than significant. Implementation of mitigation measure GEO-1 will insure potential impacts associated with geology and soils will be reduced to a less than significant level. Therefore, no additional mitigation measures are recommended.

d) **Less than Significant with Mitigation.** The Preliminary Soil Investigation Report states the expansion potential of the on-site sandy soil is anticipated to be very low (El<2-). Recommendations in the Preliminary Soil Investigation Report suggest that ACI guidelines should be applied. Implementation of mitigation measure GEO-1 will ensure potential impacts associated with geology and soils will be reduced to a less than significant level. No additional mitigation measures are recommended.

e) **No Impact.** Sewer service is available to the Project Site and the future residential structures would be connected to the existing system. No septic tanks or alternative wastewater disposal systems would be installed at the Project Site. Therefore, no impact would occur relative to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems and no mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.	☐	☐	☒	☐

Substation: The following section is based on an Air Quality and Global Climate Change Impact Analysis prepared by Ganddini group, Inc on March 29, 2019.

a) **Less than Significant.** As stated within the Air Quality and Global Climate Change Impact Analysis, the Proposed Project is anticipated to generate greenhouse gas (GHG) emissions from area sources, energy usage, mobile sources, waste, water use, and construction equipment. Ganddini utilized CalEEMod to calculate the GHG emissions from the Proposed Project which were then compared to the Tier 3 SCAQMD draft screening threshold and San Bernardino County GHG Reduction Plan threshold of 3,000 metric tons of CO_2 equivalent ($MTCO_2e$) per year. As shown in Table 4, the Proposed Project's emissions would not exceed the SCAQMD threshold of significant and therefore operation of the Proposed Project would not create a significant cumulative impact to global climate change. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Table 4
Project-Related Greenhouse Gas Emissions
(Metric Tons Per Year)

Source	**CO_2**	**CH_4**	**N_2O**
Area Sources	14.21	0.00	0.00
Energy Usage	269.01	0.01	0.00
Mobile Sources	941.81	0.05	0.00
Waste	14.48	0.86	0.00
Water	26.62	0.13	0.00
Construction[1]	20.86	0.00	0.00
Total $MTCO_2e$	**1,315.3**		
SCAQMD Threshold	3,000		
Significant	**No**		

[1]Construction GHG emissions CO_2e based on a 30-year amortization rate.
Source: Air Quality and Global Climate Change Impact Analysis prepared by Ganddini Group, Inc (2019)

b) **Less than Significant.** The applicable plan for the reduction of emissions of greenhouse gases is the San Bernardino County Transportation Authority (SBCTA) formerly San Bernardino Associated Governments (SANBAG) San Bernardino County Regional GHG Reduction Plan. The City of Rialto is addressed in the Rialto Chapter of the San Bernardino County Regional GHG Reduction Plan, released March 5, 2014. The Plan has been prepared to assist the City in conforming to the GHG emissions reductions as mandated under AB 32.

The SCAQMD's Tier 3 thresholds used Executive Order S-3-05 goal as the basis for deriving the screening level. The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce GHG emissions to 2000 levels
- 2020: Reduce GHG emissions to 1990 levels
- 2050: Reduce GHG emissions to 80 percent below 1990 levels

In 2006, the California State Legislature adopted AB32, the California Global Warming Solutions Act of 2006. AB 32 requires CARB to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting in 2012.

Therefore, as the Proposed Project's emissions meet the threshold for compliance with Executive Order S-3-05, the Proposed Project's emissions also comply with the goals of AB 32; which is also the goal of the Rialto Chapter of the San Bernardino County Regional GHG Reduction Plan. Additionally, as the Proposed Project meets the current interim emissions targets/thresholds established by SCAQMD (as described in Section 5, Air Quality Standards), the Proposed Project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 as mandated by SB-32. Furthermore, the majority of the post-2020 reductions in the GHG emissions are addressed via regulatory requirements at the State level and the Proposed Project will be required to comply with these regulations as they come into effect.

At a level of 1,315.3 $MTCO_2e$ per year, as demonstrated in Table 4, the Proposed Project's emissions fall below the SCAQMD and San Bernardino County GHG Reduction Plan screening threshold of 3,000 $MTCO_2e$ for all land use types and is in compliance with the reduction goals of the San Bernardino County GHG Reduction Plan, AB 32, and SB 32. The Proposed Project will comply with applicable Green Building Standards and the City of Rialto's policies regarding sustainability (as dictated by the City's General Plan). No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

VIII. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
release of hazardous materials into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

a) **No Impact.** Post-construction activities of the proposed residential development would not require the routine transport or use of hazardous materials. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

b) **Less than Significant.** Hazardous or toxic materials transported in association with construction of the Project may include items such as oils, paints, and fuels. All materials required during construction would be kept in compliance with State and local regulations. Post-construction activities would include standard maintenance (i.e., landscape upkeep, exterior painting and similar activities) involving the use of

commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accidental release of hazardous materials into the environment. With implementation of Best Management Practices (BMPs) and compliance with all applicable regulations, potential impacts from the use of hazardous materials is considered less than significant and no mitigation measures are required.

c) **Less than Significant**. Although the proposed residential development occurs within 0.25-mile of a school, no hazardous materials would be emitted as a result of the construction of the residential units. The storage and use of hazardous materials are not associated with single-family homes; therefore, no impacts associated with emission of hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of a school are anticipated. Therefore, no significant adverse impacts or anticipated and no mitigation measures are required.

d) **Less than Significant.** The Project Site is not a known hazardous material site as identified in Exhibit 5.4 of the City of Rialto General Plan. The Project Site is not included on a list of hazardous material sites as compiled pursuant to Government Code Section 65962.5 as reported in the Department of Toxic Substances Control EnviroStor database (February 6, 2017). In the event that hazardous materials are identified on the Project Site during construction, standard reporting and remediation regulations would apply. Therefore, no significant adverse impacts or anticipated and no mitigation measures are required.

In March 2017, Robin Environmental Management (REM) prepared a Phase I Environmental Site Assessment for the for the northern portion of the Project Site. A discussion of report findings is presented below. The review of historical information indicates that the site was a former orchard. Use of the site as an orchard existed in the 1930's as shown on the 1938 aerial photograph for the area. Operation of the orchard ceased sometime between 1953 and 1968, as shown on the 1968 aerial photograph.

No use of hazardous materials was observed on-site at the time of the assessment. Similarly, no evidence of any former or existing aboveground storage tanks (ASTs) or underground storage tanks (USTs) was identified on-site. No significant hazard to the public or the environment is anticipated, and no mitigation measures are required.

e) **No Impact.** The Project Site is located approximately 0.4-mile west of the former Rialto Municipal Airport runway. The airport was officially closed in September 2014. Airport operations are no longer supported. Therefore, implementation of the Proposed Project would not result in a safety hazard related to airport land uses for people residing or working in the area. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

f) **No Impact.** There are no private airfields or airstrips in the vicinity of the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

g) **No Impact.** The Project Site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City. Post construction activities at the site would not interfere with an adopted emergency response or evacuation plan. Access provided via Acacia Avenue would be maintained for ingress/egress at all times. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

h) **No Impact.** As shown in Exhibit 5.3 of the City of Rialto General Plan, the Project Site is not identified in an area of wildland fire risks. The Project Site is located in a largely developed area and no wildlands are located on or adjacent to the Project Site. The Proposed Project would not expose people or structures to significant risk or loss, injury, or death involving wildland fires. Therefore, no impacts are identified or anticipated and no mitigation measures are required.

IX. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒

		Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
f)	Otherwise substantially degrade water quality?	☐	☐	☐	☒
g)	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h)	Place within a 100-year flood hazard area structure that would impede or redirect flood flows?	☐	☐	☐	☒
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j)	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

a) **Less than significant.** The Proposed Project would disturb approximately 8.9 acres and is therefore subject to the National Pollution Discharge Elimination System (NPDES) permit requirements. The State of California is authorized to administer various aspects of the NPDES.

Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activities that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of the SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of stormwater associated with construction activities; and 2) identify, construct, and implement stormwater pollution control measures to reduce pollutants in stormwater discharges from the construction site during and after construction.

The NPDES also requires a Water Quality Management Plan (WQMP). A Preliminary WQMP for the Proposed Project has been submitted for review and approval by the City of Rialto. The WQMP was prepared to meet NPDES Area Wide Stormwater Program requirements.

Mandatory compliance with the Proposed Project's WQMP as approved by the City, in addition to compliance with NPDES Permit requirements, would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements. No

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

b) **No Impact.** As stated in the City of Rialto 2010 Urban Water Management Plan (UWMP), the City Water Services obtains its water supply from several sources. The primary source of water supply for the City is from groundwater supplies. The groundwater is pumped from the Rialto Basin, Chino Basin, North Riverside Basin, and the Lytle Creek Basin. The City also receives water from the West Valley Water District (WVWD) and the San Bernardino Valley Municipal Water District (SBVMWD). The SBVMWD prepared a Regional UWMP that provides a supply reliability analysis for all agencies within its service area, including the City of Rialto. Currently, the SBVMWD's available groundwater supply is approximately 49,460 acre-feet per year or 16.1 billion gallons per year. SBVMWD is also responsible for long-range water supply management, including importing supplemental water, and is responsible for storage management of most of the groundwater basins within its boundaries and for groundwater extraction. Shown below in Table 8 is a comparison of regional water supplies and demands for the entire SBVMWD service area (including the City of Rialto) as provided in the 2015 San Bernardino Valley Regional UWMP, updated in 2017 during a multiple-dry year period. The multiple-dry year period is generally the lowest annual runoff for a three-year or more consecutive period.

Table 8
Water Supply and Demand During Multiple-Dry Year Period
San Bernardino Valley

Year	Totals	2020	2025	2030	2035	2040
First Year	Supply Totals	327,444	335,034	342,227	349,455	356,283
	Demand Totals	251,247	262,042	272,882	284,495	293,105
	Difference (Supply minus Demand)	76,196	72,992	69,345	64,960	63,178
Second Year	Supply Totals	327,444	335,034	342,227	349,455	356,283
	Demand Totals	247,360	257,774	268,112	279,205	287,450
	Difference (Supply minus Demand)	80,083	77,260	74,115	70,250	68,833
Third Year	Supply Totals	327,444	335,034	342,227	349,455	356,283
	Demand Totals	241,881	251,870	261,662	272,191	280,072
	Difference (Supply minus Demand)	85,562	83,163	80,564	77,264	76,211

The table shows adequate regional supplies for the years 2020 to 2040 under multiple-dry year conditions. The Proposed Project does not include groundwater wells that would impact the production rate of any nearby pre-existing wells. Additionally, the Proposed Project includes a water detention/water quality basin that will allow for continued groundwater recharge. Therefore, a less than significant impact is identified, and no mitigation measures are recommended.

c) **Less than Significant**. A Preliminary Hydrology Study and WQMP for the Proposed Project were completed by Love Engineering. As described in the Hydrology Study, under existing conditions the Project Site sheet flows to the southern boundary. The WQMP calculates the design capacity volume of an infiltration basin to be located at the

southern end of the site based on 18,759 cubic feet. The Low Impact Development (LID) Design Capture Volume (DCV) is calculated at 21,791 cubic feet of retention volume. Under proposed conditions, any excess post-development flows would drain via curb and gutter to the infiltration trench. In the event of a back to back 100-year storms, excessive storm water flows will be directed away from the Project Site by overflowing the proposed infiltration trench onto Acacia Avenue where it will flow south to existing storm water drain on Randall Avenue. Therefore, a less than significant impact is anticipated.

d) **No Impact.** As described in the WQMP, the Proposed Project would not alter existing site drainage patterns. There are no streams or rivers on or near the Project Site. the Project Site is currently partially developed and no substantial change in the existing flows on- or off-site would occur. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e) **No Impact.** The Proposed Project includes a storm water infiltration basin that would retain the majority of storm flows on-site. The City of Rialto has asked that site discharge be directed to Acacia Avenue. Stormwater will surface flow to the south to an existing storm drain located in Randall Avenue. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

f) The Proposed Project does not present any other conditions that could result in the substantial degradation of water quality. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

g) **Less than Significant.** The Project Site is identified to be outside of the 100- and 500-year floodplain in Exhibit 5.2 of the General Plan. The Federal Emergency Management Agency Flood Insurance Rate Map Panel (Map Number 06071C8678J) identifies the Project Site within flood Zone X (shaded). Zone X is defined as areas of 0.2% annual chance flood; areas of one-percent annual chance flood with average depths of less than one-foot or with drainage areas less than one square-mile; and areas protected by levees from one percent annual chance flood. According to the hydrology report, through existing and proposed improvements) on storm drain facilities (i.e. detention basin) there will be no offsite run-on to neighboring properties and the Purposed Project will be protected from a 100-year flood. A less than significant impact is identified or are anticipated, and no mitigation measures are required.

h) **No Impact.** The Project Site is not within a 100-year floodplain zone as shown in Exhibit 5.2 of the City of Rialto General Plan. Additionally, as identified in the County of San Bernardino General Plan Hazard Overlay Map FH29B Fontana, the Project Site is not located in a FP Overlay District. Therefore, the Proposed Project will not place within a 100-year flood hazard area structures which could impede or redirect flood flows. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

i) **No Impact.** The Project Site is not located in a Dam Inundation area as identified by San Bernardino County's General Plan – Hazard Overlay Map FH29B Fontana. Therefore, the Proposed Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including as a result of the failure of a levee or dam. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

j) **No Impact.** Due to the inland distance from the Pacific Ocean and any other significant body of water, tsunamis and seiches are not potential hazards at the Project Site. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

X. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a,b) **No Impact.** The Proposed Project is the development of Tentative Tract Map 20237 and in the City of Rialto to allow for the construction of 61 detached single-family residences on approximately 8.9 acres of land. The surrounding land use to the north, south, east and west are residential. Approval of the GPA would change the Residential 6 Land Use Designation on the northern portion and Residential 2 with an Animal Overlay on the southern portion. These designations allow for 38 dwelling units and 4 units per acre, respectively. The amendment would change the Project Site designation to Residential 12, allowing for 6.1 to 12.0 dwelling unit per acre. The Application also requests a Zone Change (ZC) for the northern portion which is currently zoned as Single Family Residential (R-1C) and the southern portion which is zoned as Agriculture (A-1), to Multiple Family Zone (R-3). The R-3 zone will allow for the development of small-lot (e.g. 2,000 square-feet) single-family residences. The Proposed Project would be consistent with the GPA and would not divide an existing community, not conflict with

local land use policies, regulations, or with existing zoning. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

c) **No Impact.** The Project Site is not located within the planning area of a habitat conservation plan or natural community conservation plan. No conflicts related to this type of land use plan would occur. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

XI. MINERAL RESOURCES

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

a,b) **Less than Significant Impact.** As identified in Exhibit 2.7 of the City of Rialto General Plan, the Project Site is located in an area designated as MRZ-3 by the State Geologist. MRZ-3 designations apply to areas containing known or inferred mineral occurrences of undetermined mineral resource significance. The Project Site is not located in an area designated for Aggregate resources as identified in Exhibit 2.6 of the General Plan.

According to the City of Rialto General Plan, the majority of designated aggregate resources occur in the northern part of the City. Two significant aggregate mining operations located within Lytle Creek and north of SR-210 along Alder Avenue have a land use designation of Open Space to protect aggregate resources as long as mining activity is feasible. The Project Site is located in MRZ-3 mineral resource area and is designated single-family residential. The proposed use for the Project Site coincides with the General Plan and under the existing land use designation, would not be permitted for mining. Therefore, a less than significant impact is identified, and no mitigation measures are proposed.

XII. NOISE

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) **Less than Significant.** Ganddini Group Inc. prepared a Noise Impact Analysis for the Proposed Project in Analysis in January 2019 and revised April 2019 (available at the City offices for review). Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). The Leq is defined as the total sound energy of time-varying noise over a sample period. The CNEL is defined as time-varying noise over a 24-hour period with a weighted factor of 5 dBA applied to the hourly Leq for noise occurring form 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between (10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California's Office of Noise Control has established

standards and guidelines for acceptable community noise levels based on the CNEL and Ldn rating scales.

The City of Rialto's General Plan Safety & Noise Element establishes policies to guard against the creation of any new noise and land use conflicts, and to minimize the impact of existing noise sources on the community. The Noise Element provides land use compatibility guidelines for future developments and the future noise contour boundaries in the City of Rialto. In Rialto, street and freeway traffic represent the primary source of noise. Other significant sources of noise include the Union Pacific Railroad lines running adjacent to Interstate 10 and Metrolink, which runs directly through the City's downtown. According to the Rialto General Plan; Exhibit 5.5: Rialto Noise Guidelines for Land Use Planning list acceptable noise ranges by land use category. Normally acceptable noise ranges at Business Park and Light Industrial land uses range from 55 dBA CNEL to 70 dBA CNEL. Conditionally acceptable noise levels, for new development and only after detailed analysis of noise reduction requirements are made, may be as high as 75 dBA CNEL. Noise control associated with the Proposed Project is required to comply with Chapter 9.50 of the Rialto Municipal Code.

The dominant noise source within the Project area is from vehicles traveling along Acacia Avenue. The Project Site is located and surrounded by an area zoned single family residence (R-1C). Construction activities would generate noise associated with the transport of workers and movement of construction materials to and from the area, from ground clearing/excavation, grading, and building activities. Construction activities would be short-term and would occur within the daytime hours permitted by the City per Chapter 9.50 of the Municipal Code. Permitted construction hours in the City are identified in Subsection 9.50.070(B) of the Municipal Code and summarized below:

Table 5
Permitted Construction Hours

October 1st through April 30th	
Monday – Friday	7:00 a.m. to 5:30 p.m.
Saturday	8:00 a.m. to 5:00 p.m.
Sunday	No permissible hours
State Holidays	No permissible hours
May 1st through September 30th	
Monday – Friday	6:00 a.m. to 7:00 p.m.
Saturday	8:00 a.m. to 5:00 p.m.
Sunday	No permissible hours
State Holidays	No permissible hours

Limiting project construction to the hours in which construction activities are exempt from the Municipal Code will minimize construction noise impacts at nearby sensitive receptors.

Ambient Noise Levels

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

The Noise Impact Analysis states that noise measurements are taken to determine the existing noise levels. A noise receiver or receptor is any location in the noise analysis in which noise might produce an impact. Noise measurements were taken near the sensitive receptors (single-family detached residential dwelling units) located north, east, south, and west of the Project Site. The measurements presented ambient noise levels ranged between 49.1 and 62.1 dBA L_{eq}. Dominant noise sources included vehicular volumes. Secondary noise sources included bird song, occasional overhead aircraft, and residential ambiance.

Construction Noise

Construction noise occurs during site preparation, grading buildings, construction paving and architectural coating. The Proposed Project's construction equipment will generate noise that includes a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels of noise. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings.

A worst-case construction noise scenario was modeled using a version of the Federal Highway Administration's Roadway Construction Noise Model (RCNM). RCNM utilizes standard noise emission levels for many different types of equipment and includes utilization percentage, impact, and shielding parameters. A likely worst-case construction noise scenario during grading assumes the use of a grader, a dozer, a water truck (modeled as a dump truck), and a backhoe operating between 25 and 150 feet from the property line. Assuming a usage factor of 40 percent for each piece of equipment, worst-case unmitigated noise levels have the potential to reach 87.6 dBA L_{eq} and 91.0 dBA L_{max} at the property line. Demolition and site preparation are expected to produce the highest sustained construction noise levels.

Construction noise will have a temporary or periodic increase in the ambient noise levels above the existing within the project vicinity; however, construction is anticipated to occur during the permissible hours according to the City of Rialto's Municipal Code Section 9.50.070. Therefore, construction-related noise impacts are considered to be less than significant.

Operational Noise

During operation, the proposed project is expected to generate approximately 576 average daily trips with 45 trips during the AM peak-hour and 60 trips during the PM peak-hour. A worst-case project generated trips noise level was modeled utilizing the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated at the right of way from the centerline of the analyzed roadway. The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. The models show variation between the levels are for comparative purposes only to show the difference in with and without project conditions.

Roadway input parameters including average daily traffic volumes (ADTs), speeds, and vehicle distribution data were all included in model. The potential off-site noise impacts caused by an increase of vehicular volumes from operation of the proposed project on the nearby roadways were calculated from modeled "Existing traffic" noise levels range between 64.3-72.1 dBA CNEL and the modeled existing "Plus Project traffic" noise levels range between 64.6-73.1 dBA CNEL at the right-of-way of each modeled roadway segment. The Noise Impact Analysis states that increases in noise levels associated with project generated vehicle trips will be considered substantial, but all modeled roadway segments are anticipated to change the noise a nominal amount (between approximately 0.03 to 0.36 dBA CNEL). Therefore, a change in noise level would not be audible and would be considered less than significant. No mitigation is required

Transportation Noise

Roadways that may generate enough vehicular noise under buildout conditions to affect the Proposed Project include Acacia Avenue. The City of Rialto General Plan Circulation Element identifies Acacia Avenue as a Collector Street. According to the City's Traffic Impact Analysis Report Guidelines and Requirements (City of Rialto 2013), the Level of Service C capacity for Acacia Avenue is up to 11,199 average daily trips per day.

The Noise Impact Analysis shows that the measurement of future traffic noise levels was taken along the edge of the eastside of Acacia Avenue to the nearest Proposed Project's building pads. The future vehicular volumes associated with Acacia Avenue will generate noise levels that will exceed 65 CNEL in the proposed backyards or at the 20-foot building setback. The City's rear yard setback for single-family detached residential lots is 20 feet per Section 18.10.030 of the City of Rialto Code. Future traffic noise levels will slightly exceed the normally acceptable standard for residential land uses but will be similar to existing noise levels and are not exceed 65 dBA CNEL, which is conditionally acceptable as long as a detailed analysis of noise reduction requirements is made. Normal construction with the provision of air conditioning and/or air circulation systems, allowing a "windows closed condition" provides 20 dB of exterior to interior noise reduction. The proposed single-family detached residential dwelling units are not expected to exceed the interior noise level criteria of 45 CNEL, even without a barrier.

Therefore, future noise levels at the proposed single-family residential land uses will not be significant. No mitigation is required.

Although, the Noise Impact Analysis concludes that the Proposed Project will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, implementation of the following mitigation measures will ensure minimal noise impact from the Proposed Project:

N-1: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

N-2: The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

N-3: Equipment shall be shut off and not left to idle when not in use.

N-4: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction.

N-5: The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the project boundaries to the greatest degree possible.

b) **Less than Significant.** There are several different methods that are used to quantify vibration. The peak particle velocity (PPV) is defined as the maximum instantaneous peak of the vibration signal. The PPV is most frequently used to describe vibration impacts to buildings but is not always suitable for evaluating human response (annoyance) because it takes some time for the human body to respond to vibration signals. Instead, the human body responds to average vibration amplitude often described as the root mean square (RMS). The RMS amplitude is defined as the average of the squared amplitude of the signal and is most frequently used to describe the effect of vibration on the human body. Decibel notation (VdB) is commonly used to measure RMS. Decibel notation (VdB) serves to reduce the range of numbers used to describe human response to vibration. Typically, ground-borne vibration generated by man-made activities attenuates rapidly with distance from the source of the vibration. Sensitive receivers for vibration include structures (especially older masonry structures), people (especially residents, the elderly, and sick), and vibration-sensitive equipment. The background vibration-velocity level in residential areas is generally 50 VdB. Ground-borne vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between

barely perceptible and distinctly perceptible levels. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. The range of interest is from approximately 50 VdB, which is the typical background vibration-velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

To analyze vibration impacts originating from the operation and construction of the Proposed Project, vibration-generating activities are typically evaluated against standards established under a jurisdiction's Municipal Code. Since the City of Rialto Municipal Code does not identify specific vibration level standards, the County Development Code vibration level standards are used in this analysis to assess potential impacts at nearby sensitive receiver locations. The County Development Code, Section 83.01.090(a) states that vibration shall be no greater than or equal to two-tenths inches per second measured at or beyond the lot line. Based on the County of San Bernardino vibration standards, the unmitigated project-related construction vibration levels are not anticipated to exceed the 0.2 in/sec PPV threshold at all of the nearby sensitive receiver locations. With adherence to the County Development Code, less than significant impacts are anticipated and the Proposed Project would not expose persons to, or result in the generation of, excessive groundborne vibration or groundborne noise levels.

c,d) **Less than Significant**. The Proposed Project is anticipated to generate short-term construction noise. The Rialto Noise Guidelines for Land Use Planning states that the Proposed Project would be "normally acceptable" in areas with noise levels up to 60 CNEL and "conditionally acceptable" in areas with noise levels up to 65 CNEL. The Noise Impact Analysis states that future vehicular volumes associated with Acacia Avenue will generate noise levels that will not exceed 65 CNEL in the backyards of the lots adjacent to Acacia or at the 20 foot building setback. The City's rear yard setback for single-family detached residential lots is 20 feet per Section 18.10.030 of the City of Rialto Code. Future traffic noise levels will slightly exceed the normally acceptable standard for residential land uses but will be similar to existing noise levels at residences along Acacia and do not exceed 65 dBA CNEL, which is conditionally acceptable as long as a detailed analysis of noise reduction requirements is made. Typical residential construction with the provision of air conditioning and/or air circulation systems and keeping windows in a closed condition will provide 20 dB of exterior to interior noise reduction. The proposed single-family detached residential dwelling units are not expected to exceed the interior noise level criteria of 45 CNEL. The Proposed Project Site will be under the "normally acceptable" range of the Rialto Noise Guidelines for Land Used Planning. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures required.

e) **No Impact.** The Project Site is not located within an airport land use plan. The Rialto Municipal Airport closed in September 2014. No impacts related to excessive noise levels from airport operations are anticipated and no mitigation measures are required.

f) **No Impact.** The Project Site is not located near a private airfield and there are no private airfields or airstrips in the vicinity of the Project Site. Therefore, the Proposed Project

would not expose people to excessive noise levels associated with operations at a private airstrip and no impacts would occur and no mitigation measures are required.

XIII. POPULATION AND HOUSING

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

a) **No Impact.** To quantify the Proposed Project's impact on population, the three parcels that make up the Project Site were compared before and after land use designation changes. According to the U.S. Census Bureau: Profile of General Population and Housing Characteristics: 2010: Rialto on average has a household size of 3.95 person per household. The average household size was used to estimate future populations of the Project Site.

The General Plan states the current land designation of the northern portion is Residential 6, which allows for a maximum of 6 dwelling units per acre. The northern portion of the Project Site is approximately 5 acres in size. According to the General Plan: Land Use Designations, the maximum development of the northern portion of the Project Site would allow for 30 dwelling units, with an approximate population of 118 persons.

The current land designation of southern portion is Residential 2, which allows for a maximum of 2 dwelling units per acre. The San Bernardino Assessor's Map shows that the southern portion is approximately 3.89 acres in size. According to the General Plan: Land Use Designations, the maximum development of the southern parcel would allow for 8 dwelling units, with an approximate population of 31 persons.

The Project Site including all parcels were estimated to generate a maximum total of 38 dwelling units and an approximate population of 149 persons before the GPA. Under the GPA, the purpose 61 single family dwelling units are estimated to generate a population by 239 persons. The GPA is estimated to increase dwelling units by 23 and a population increase of 90 persons for the Proposed Project Site. The GPA ensures that the

Proposed Project will be developed in accordance with the City's General Plan and Development Code. Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.

b) **No Impact.** The Project Site currently has 1 multi-family dwelling unit. The Proposed Project would provide 61 lots for single-family residential dwelling units and would not reduce the number of existing housing units, displace people, or necessitate the construction of replacement housing elsewhere. Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.

c) **Less Than Significant Impact.** See response to XII(b) above.

XIV. PUBLIC SERVICES

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

a) **Less than Significant**

Fire Protection

Fire emergency response at the Proposed Project would be provided by the Rialto Fire Department. The Rialto Fire Department is an all-risk fire agency; services include fire suppression, emergency medical, technical rescue, hazardous material, and other related emergency services. Firefighting resources in Rialto include four fire stations; emergency response personnel, firefighters/paramedics, and a Hazardous Materials Response Team. The closest station to the Project Site is Fire Station 201 located on 131 South Willow

Avenue approximately one-mile northwest of the Project Site. The Proposed Project is required to provide a minimum of fire safety and support fire suppression activities, including type and building construction, fire sprinklers, and paved fire access. The Proposed Project is in an urbanized area that occurs within the existing fire service area and would accommodate approximately 239 residents (3.92 people per household). The General Plan states that the Fire Department reviews applications of proposed new development projects to evaluate potential safety issues and determine the need for additional fire department services and/or equipment to serve the new development. Development Impact fees are collected at the time of building permit issuance to provide funding for necessary service increases associated with growth and development. Impacts would be less than significant, and no mitigation measures are required.

Police Protection

Police protection emergency response at the Proposed Project would be provided by the Rialto Police Department. The closest station to the Project Site is located on 128 North Willow Avenue approximately one-mile northwest of the Project Site. The Rialto Police Department provides a full range of law enforcement and community programs.

Proposed development would generate an incremental increase in the need for police protection in the project area. The Proposed Project would accommodate approximately 210 residents (3.45 people per household). The City of Rialto Police Department reviews its needs on a yearly basis and adjusts service levels as needed to maintain an adequate level of public protection throughout the City. Additionally, the General Plan states that Police Services reviews applications of proposed new development projects to evaluate potential safety issues and determine the need for additional police services and/or equipment to serve the new development. Development Impact fees are collected at the time of building permit issuance. Impacts to law enforcement are anticipated to be less than significant and no mitigation measures are required.

Schools

The Project Site is located within the boundary of the Rialto Unified School District (RUSD). The RUSD: School Fee Justification Study 2018 states Units classified as single family detached ("SFD") are those units with no common walls; single-family attached ("SFA") are those units sharing a common wall each on a single assessor's parcel (e.g. townhouses, condominiums, etc.); and multi-family units ("MF") are those units which share a single assessor's parcel and share a common wall (e.g. apartments, duplexes, etc.). Based on the Units classification the Student Generation Factor Rate (SGR) for the Proposed Project would be considered single family detached with value of .6888. The Proposed Project is anticipated to generate approximately 42 students. The methodology of estimated students can be calculated by multiplying the proposed 61 single-family units by the SGR (.6888). RUSD: School Fee Justification Study 2018 states that there are approximately 25,449 students enrolled and the capacity of existing facilities are 31,241. There is an estimate of 5,792 spaces available for student enrollment.

According to the RUSD: School Fee Justification Study 2018, new residential development in the School District is projected over the next ten years. Based on School District-wide student generation rates and the projected development of residential dwelling units over ten years, such development will generate an estimated 337 new students over the next ten years. The Proposed Project would generate approximately 42 of the 337 estimated students for the next ten years. The following schools provide educational services to the project area: Boyd Elementary School (310 East Merrill Avenue), Jehue Middle School (1500 North Eucalyptus Avenue), and Rialto High School (595 South Eucalyptus Avenue). With the collection of development impact fees, impacts related to school facilities are expected to be less than significant and no mitigation measures are required.

Parks

The City of Rialto has a total of ten developed parks and three (3) undeveloped planned parks. Rialto Unified School district has 28 locations that are designated open space due to their recreational uses for the public (tennis courts, playgrounds, recreational amenities) within the City. These facilities are included in park inventory due to the joint-use agreement between the City and Rialto Unified School District. The City has a total of 298.9 acres of parks and recreational areas and seven (7) acres of planned parks.

The City adopted the park standard of three acres per 1,000 residents. The General Plan states that the City does not meet the ratio of three acres per 1,000 residents and has a moderate shortage of parks space to serve its population. The Proposed Project would increase the City of Rialto's population by 239 residents and a need for park space of 0.7-acre. However, the Purposed Project has planned an approximately 0.6-acre area that includes a tot lot and two open spaces for the on-site residents. The City of Rialto General Plan also mitigates shortage of park space by allowing access to recreational areas such as community centers, fitness centers, the community playhouse and senior centers throughout the City. Due to the City of Rialto being largely built out, limited opportunities are available to develop new parks or similar open space. The City instead focuses on improvements to established parks, safety enhancement, maintenance efficiency, aesthetics, and conservation; completing programming and construction on undeveloped portions of established parks and developing additional acres of planned parks and open spaces within Specific Plan areas. Implementation of policies listed in the Open Space and Recreation Section in the General Plan, and collection of developer impact fees would also ensure impacts to parks are less than significant and no mitigation measures are required.

Other Public Facilities

The Proposed Project is not expected to have a significant impact on public facilities/services, such as libraries, community recreation centers, and/or the animal shelter. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities, thus less than significant impacts are anticipated and no mitigation measures are required.

XV. RECREATION

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

a) **Less than Significant.** The City adopted the park standard of three (3) acres per 1,000 residents. The General Plan states that the City does not meet the ratio of three acres per 1,000 residents and has a moderate shortage of parks space to serve its population. The Proposed Project is estimated to increase the City of Rialto's population by 239 residents and would increase the need for park space by 0.7-acre. However, the Proposed Project has incorporated an approximately 0.6-acre area that consist of one tot lot and two open spaces for the projected population increase. Additionally, the City of Rialto General Plan (Exhibit 2.5 Parks and Open Space Resources) shows that Rialto High School is located 0.25 miles east of the site and a Rialto City Park is located 0.75miles southwest of the Project Site. The implementation of the 0.6-acre area consisting of a tot lot and two open and collection of developer impact fees would ensure impacts to recreational facilities are less than significant and no mitigation measures are required.

b) **No impact.** The Proposed Project is the development of an 8.9-acre lot into 61 single-family homes with a 0.6-acre area designated as one tot lot and two open spaces. The 0.6-acre area will aid with the City's shortage of park space. Due to the City of Rialto being largely built out, limited opportunities are available to develop new parks or similar open space. The City instead focuses on improvements to established parks, safety enhancement, maintenance efficiency, aesthetics, and conservation; completing programming and construction on undeveloped portions of established parks and developing additional acres of planned parks and open spaces within Specific Plan areas. The Proposed Project is not anticipated to require construction or expansion of recreational facilities. Therefore, no adverse impacts are identified or anticipated, and no mitigation measures are required.

XVI. TRANSPORATION/TRAFFIC

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

a,b) **Less than Significant.** A Traffic Impact Analysis (TIA) was prepared for the Proposed Project by Ganddini in March 2019 (available at City offices for review) to assess the potential circulation impacts associated with the proposed 61 residential dwelling units and to identify the traffic mitigation measures necessary to maintain the established Level of Service (LOS) standard for the elements (intersection and roadway segments) within the TIA study area. Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of LOS (which is defined using the letter grades A through F). Study intersections and roadway segments analyzed in this report are under

the jurisdiction of the City of Rialto. The City uses LOS "D" as its minimum level of service criteria for intersections. At roadway segments, a significant project impact occurs when the project causes the LOS to fall below LOS D.

Based on the City-approved scoping agreement, the following study area consists of the following intersections and roadway segments located in the City of Rialto:

Study Intersections

- Sycamore Avenue (NS) at Merrill Avenue (EW)
- Sycamore Avenue (NS) at Randall Avenue (EW)
- Acacia Avenue (NS) at Merrill Avenue (EW)
- Acacia Avenue (NS) at Project Access (EW)
- Acacia Avenue (NS) at Randall Avenue (EW)

According to TIA, the trips generated by the project are determined by multiplying an appropriate trip generation rate by the quantity of land use. Trip generation rates are predicated on the assumption that energy cost, the availability of roadway capacity, the availability of vehicles to drive and our lifestyles remain similar to what are known today. Trip generation rates were determined for daily trips, AM peak hour inbound and outbound trips, and PM peak hour inbound and out trips for the proposed land use. By multiplying the trip generation rates by the land use quantity, the traffic volumes are determined. The Proposed Project is forecast to generate a total of approximately 576 vehicle daily trips, 45 vehicle trips of which will occur during the morning peak hour and 60 vehicle trips of which will occur during the evening peak hour. The trip generation rates are from the Instate of Transportation Engineers, Trip Generation Manual, 10 Edition, 2017.

Ganddini utilized traffic volumes based on counts collected in November 2018 for all study intersections and roadway segments during weekday conditions. The TIA states the five existing study intersection currently operate at acceptable levels with a LOS of D or better. Identified in the TIA, the study area intersections listed below are forecast to operate at a deficient LOS during morning peak hours for the Existing Plus Ambient Growth Plus Project Plus Cumulative (EAPC) traffic conditions based on the daily volume/ capacity method:

- Acacia Avenue (NS) at Randall Avenue (EW) - Morning
- Acacia Avenue (NS) at Merrill Avenue (EW) - Morning

All potentially significant impacts to intersections and roadways within the study area may be reduced to a level below significant with implementation of recommended roadway improvements. The off-site improvements to reduce impacts to less than significant are summarized in Table 6 below.

Table 6
Summary of Off-Site Improvements

Location	Improvement
Acacia Avenue (NS) at Randall Avenue (EW)	- Restripe eastbound approach to consist of one left turn lane and one share through/right turn lane.
Sycamore Avenue (NS) at Randall Avenue (EW)	- Install traffic signal
Acacia Avenue (NS) at Merrill Avenue (EW)	- Install traffic signal

Source: Ganddini Group Inc. 2019

Based on the analysis of Project operations, off-site improvements would be required to minimize potentially significant traffic impacts associated with development of the Project and projected ambient growth, cumulative conditions, and General Plan build-out conditions. The recommended improvements would bring the LOS to D or better at Acacia Avenue (NS) at Randall Avenue (EW), Sycamore Avenue (NS) at Randall Avenue (EW) and Acacia Avenue (NS) at Merrill Avenue (EW). Upon approval by the City, the Proposed Project would be required to make payment applicable through Development Impact Fees or through an in-lieu fee on a fair share basis for the improvements listed in the Table 6 above to reduce impacts to less than significant. The TIA states that the project fair share cost is estimated to be $126,100 which is based on the proportion of project peak hour traffic volume contributed to the improvement location relative to the total new peak hour traffic volume for Cumulative Condition traffic conditions. Additionally, the following recommendations shall be made conditions of project approval to further reduce impacts.

- All road design, traffic signing and striping, and traffic control improvements relating to the proposed project will be constructed in accordance with applicable engineering standards and to the satisfaction of the City of Rialto Public Works Department.

- On-site traffic signing plans will be submitted for City of Rialto approval in conjunction with detailed construction plans for the project.

- Off-street parking will be provided to meet City of Rialto parking code requirements.

c) **No Impact.** The Project Site is not within an Airport Safety Review area as identified in the San Bernardino County General Plan – Hazard Overlay Map FH29B Fontana. The nearest airport is the Riverside Municipal Airport, located approximately 4.3 east of the Project Site. Development of the Proposed Project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. No impacts are identified or are anticipated, and no mitigation measures are required.

d) **No Impact.** The Proposed Project would not create substantial hazards due to a site design feature or incompatible uses. As shown on the TTM 20237, "A" Street at Acacia Avenue is the main access road to the Proposed Project and "F" Street at Acacia will serve as a secondary emergency access. Discretionary actions for the Proposed Project by the City of Rialto includes approval of the project design. With City approval of the project design, the Proposed Project would not substantially increase hazards due to a design feature or incompatible uses. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

e) **No Impact.** The Proposed Project would not result in inadequate emergency access. The main access road "A" Street at Acacia Avenue is 84 feet wide and "F" Street at Acacia Avenue is 26 feet wide. The design of "F" Street at Acacia Avenue was incorporated for to allow for emergency access. Discretionary actions for the Proposed Project by the City of Rialto includes approval of the tract map design. With the City approval, Proposed Project would not result in inadequate emergency access. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

f) **No impact.** The Project Site is located on Acacia Avenue between Merrill Street and Randall Avenue. As shown on Exhibit 4.4, Bicycle Routes, of the City of Rialto General Plan, Acacia Avenue does not support a bike path at the Project Site frontage; the nearest bike lane is approximately 0.6-miles west of the Project Site. The City of Rialto Transit Route Map shows that Route 15: Fontana - San Bernardino/Highland – Redlands is the nearest public transit route which is approximately 0.25-miles north of the Project Site. Existing off-site improvements across the Project Site frontage along Acacia Avenue includes curb, gutter, and sidewalk improvements. Development of the Proposed Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Therefore, no significant adverse impacts have been identified or anticipated, and no mitigation measures are required.

XVII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is?				
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☒	☐

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

a)

i, ii) **Less Than Significant Impact.** Rincon Consultants, Inc., on October 3, 2018, contacted the Native American Heritage Commission (NAHC) and requested a search of the Sacred Lands File (SLF) and a list of Native American individuals or tribal organizations that may have knowledge of cultural resources within or near the Project Site. Rincon received a response from the NAHC on October 10, 2018 with negative results for the SLF search. The NAHC also sent a list of nine Native American individuals or tribal organizations. Rincon sent letters to the Native American contacts on October 18, 2018.

As of December 12, 2018, Rincon has received three responses from Native American contacts. Rincon received the first response from the Gabrieleno Band of Mission Indians-Kizh Nation on October 18, 2018 requesting consultation with the lead agency under Assembly Bill 52 (AB 52) if there would be any ground disturbance. A second response was received which included their Mitigation Measures as shown below. Additionally, the San Manuel Band of Mission Indians responded via email on October 22, 2018. The tribe stated that the Project Site is located within Serrano ancestral territory and, therefore, is of interest to the tribe. The tribe's records also indicate that the project area is not culturally sensitive to the tribe. Since the Project Site is fully developed with no intact cultural remains, the San Manuel Band of Mission Indians has no concerns about the Project. However, in a second response on April 15, 2019 to the City via email, the San Manuel Band of Mission Indians provided language to be made a part of the project/permit/plan conditions which have been implemented as mitigation measures below.

Finally, Rincon received a letter from the Morongo Band of Mission Indians on October 31, 2018 stating that the project area is in an area of interest to the tribe and that the half-mile radius records search does not meet expectations for the area. The tribe requested expansion of the records search to a one-mile radius before the technical memorandum is

submitted to the lead agency. On May 2, 2019 Rincon sent a Cultural Resource Technical Memorandum including the updated findings of the 1.0-mile radius search. No new significant findings were made. The updated findings are provided in Section V. Cultural Resources of this document.

During the field survey conducted by Rincon Consultants, Inc., on October 9 and 18, 2018, no cultural resources were present at the Project Site. Although no tribal cultural resources were encountered, there is a possibility of encountering such resources during ground-disturbing activities.

To ensure potential impacts to Tribal Cultural Resources are reduced to a less than significant level the following mitigation measures shall be made a part of Project Conditions of Approval and include:

San Manuel Band of Mission Indians (SMBMI):

TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-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 resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI 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 SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

Gabrieleno Band of Mission Indians- Kizh Nation:

TCR-3: Retain a Native American Monitor/Consultant: The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing,

tree removals, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.

TCR-4: Unanticipated Discovery of Tribal Cultural and Archaeological Resources: Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant approved by the Gabrieleño Band of Mission Indians-Kizh Nation. If the resources are Native American in origin, the Gabrieleño Band of Mission Indians-Kizh Nation shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]). If a resource is determined by the qualified archaeologist to constitute a "historical resource" or "unique archaeological resource", time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and

TCR-5: Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to a local school or historical society in the area for educational purposes.

TCR-6: Unanticipated Discovery of Human Remains and Associated Funerary Objects:
Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal

completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

TCR-7: Resource Assessment & Continuation of Work Protocol: Upon discovery, the tribal and/or archaeological monitor/consultant/consultant will immediately divert work at minimum of 150 feet and place an exclusion zone around the burial. The monitor/consultant(s) will then notify the Tribe, the qualified lead archaeologist, and the construction manager who will call the coroner. Work will continue to be diverted while the coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the finds are determined to be Native American, the coroner will notify the NAHC as mandated by state law who will then appoint a Most Likely Descendent (MLD).

TCR-8: Kizh-Gabrieleno Procedures for burials and funerary remains:
If the Gabrieleno Band of Mission Indians – Kizh Nation is designated MLD, the following treatment measures shall be implemented. To the Tribe, the term "human remains" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of funerary objects with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later; other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects.

TCR-9: Treatment Measures: Prior to the continuation of ground disturbing activities, the landowner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the project and keeping the remains in situ

and protected. If the project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects and objects of cultural patrimony will be removed to a secure container on site if possible. These items should be retained and reburied within six months of recovery. The site of reburial/repatriation shall be on the project site but at a location agreed upon between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

TCR-10: Professional Standards: Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Based on completion of consultation under AB 52 with interested tribes, additional recommendations may be incorporated into the Project's Conditions of Approval. Implementation of the above mitigation measures and the addition of recommendations from interested tribes as Conditions of Approval, would ensure that potential impacts to tribal cultural resources are reduced to a less than significant level.

XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

a) **No Impact.** The Project Site is served by the City of Rialto Wastewater Treatment Plant (WWTP). The WWTP is permitted by the State of California under NPDES Permit CA0105295 which allows up to 11.7 million gallons per day (MGD) of tertiary treated and disinfected water to be discharged to the Santa Ana River at three points. With the approval of the GPA, the Proposed Project will adhere to the R-12 land use zoning designations and would result in the generation of wastewater considered domestic and acceptable for treatment at the City's WWTP. Implementation of the Proposed Project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region and no mitigation measures are required. No impacts are identified or are anticipated, and no mitigation measures are required.

b/e) **No Impact.** In 2013 the City of Rialto entered into a 30-year concession agreement with Veolia Water North America for the management of the City's water and wastewater system. The Proposed Project would be connected to the existing eight-inch water line in Acacia Avenue. The Project Proponent shall adhere to Rialto Water Services' requirements for ensuring that the appropriate connections are made to the existing mains to provide the Proposed Project with sufficient water supply.

The WWTP has a design capacity of approximately 12 MGD. The treatment facility treats average flows that are less than 7 MGD of the current 11.7 MGD capacity. The Proposed Project would consist of 61 single-family dwelling units that would produce an estimated 17,171 gallons of wastewater per day, which represents approximately 0.15 percent of the existing 11.7 MGD of treatment capacity The City of Rialto Water Resources Division manages the City's wastewater collection system. All of the wastewater flows from the City are collected by the City's local sewer mains and delivered to the WWTP. There is an existing 8-inch sewer main in Acacia Avenue that would be sufficient to serve the 61-lot residential development. Development of the Proposed Project would not require construction of new water or wastewater treatment facilities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

c) **No Impact.** A Preliminary Hydrology Study and Preliminary WQMP for the Proposed Project were completed by Love Engineering. As described by Love Engineering, under existing conditions the Project Site sheet flows to the southern boundary. The WQMP calculates the design capacity volume of an infiltration basin to be located at the southern end of the site based on 18,759 cubic feet. The Low Impact Development (LID) Design Capture Volume (DCV) is calculated at 21,791 cubic feet of retention volume. Under proposed conditions, any excess post-development flows would drain via curb and gutter to the infiltration trench. In the event of a back to back 100-year storms, excessive storm water flows will be directed away from the Project Site by overflowing the proposed infiltration trench onto Acacia Avenue where it will flow south to the existing storm water drain on Randall Avenue. Final Site Design plans would be reviewed for approval by the City Engineer to ensure the existing storm drain system is sufficient for the Proposed Project. No impacts are anticipated, and no mitigation measures are required.

d) **Less than Significant.** The Proposed Project would be served by the Rialto Public Works Department Water Division. The City's primary source of water is City-owned water wells. These wells draw water from four basins: Lytle Creek Surface Water Basin, Rialto Ground Water Basin, Bunkerhill Ground Water Basin, and Chino Hill Ground Water Basin. Additionally, the City is contractually entitled to receive 2,500 acre-feet per year of imported water from the San Bernardino Bally Municipal Water District (SBVMWD) through the baseline feeder and an additional 1.5 MGD from the West Valley Water District's (WVWD) Water Filtration Plant.

As stated in the City of Rialto 2010 Urban Water Management Plan (UWMP), the City Water Services obtains its water supply from several sources. The primary source of water supply for the City is from groundwater supplies. The groundwater is pumped from

the Rialto Basin, Chino Basin, North Riverside Basin, and the Lytle Creek Basin. The City also receives water from the West Valley Water District (WVWD) and the San Bernardino Valley Municipal Water District (SBVMWD). The UWMP provides a supply an analysis which includes future supply and demand comparisons for the service area. As shown in Table 5.10 of the UWMP, the projected 2030 multiple dry year water supply is approximately 14,650 acre-feet (AF), while the projected 2030 multiple dry year water demand is approximately 12,020 AF. According to the WVWD: 2012 Water Master Plan, that Proposed Project of 61 (Residential 12) dwelling units would generate an additional water demand of approximately 220 AF per year. Therefore, the City can expect to have sufficient water supplies through 2030 for all climatologic classifications. Impacts to the water supply would be less than significant.

f) **Less than Significant.** Solid waste from the City of Rialto is transported to and disposed of at the Mid-Valley Sanitary Landfill. The landfill has a maximum permitted daily capacity of 7,500 tons per day and has an expected operational life through 2030. According to the California Integrated Waste Management Board's estimated solid waste generation rates a total of approximately 12.23 pounds per household per day is estimated for residential development. The Proposed Project would therefore generate an estimated 746.03 pounds per day or 0.373015 tons per day. This would not be considered a significant amount of additional solid waste into the County's waste stream as it represents an estimated 0.00004974 percent of the total permitted tons day. Impacts to the solid waste collection system would be less than significant.

g) **Less than Significant.** The proposed project is subject to Assembly Bill 1327, Chapter 18, Solid Waste Reuse and Recycling Access Act of 1991 (Act). The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. The project must conform to the City's requirements to ensure compliance with the Act. Implementation of the waste reduction and recycling programs would reduce the amount of solid waste generated by the Proposed Project and diverted to landfills. Based on these factors, it is anticipated that the project will have a less than significant impact from solid waste resources.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
a) Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a) **Less than Significant.** A general biological assessment of the Project Site was completed by RCA Associates, Inc. (RCA Associates), January 22, 2019. As part of the biological assessment RCA Associates conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the project, as well as information on jurisdictional waters. RCA Associates determined that the implementation of the Purposed Project would not degrade habitat and cause the reduction of habitat of fish or wildlife species or have population levels drop below self-sustaining levels. The Project Site is located in an area that could potentially support four (4) protected species. These species include, coast horn lizard (*Phrynosoma blainvillii*), burrowing owl (*Athene cunicularia*), Swainson's hawk (*Buteo swainsoni*) and Stephens's Kangaroo Rat (*Dipodomys stephensi*). No suitable habitat occurs on Project Site for Stephens's Kangaroo Rat (SKR) or burrowing owl. The coast horn lizard and Swainson's hawk have low populations in the area and were not observed on-site. Therefore, no substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species is anticipated to occur.

October 2018, Rincon Consultants (Rincon) performed a Phase I Cultural Resources Study for the Project Site. Research for the study included a cultural resources records search, Sacred Lands File Search and Native American Contacts program, a pedestrian survey of the Project Site, and preparation of a report in accordance with the

Archaeological Resources Management Report (ARMR) guidelines and in compliance with the requirements of CEQA. The cultural resources records search identified no previously recorded sites within the current Project Site. However, there were a total of 28 cultural resources studies that have been conducted within a one-mile radius of the Project Site. None of the studies included the Project Site. A total of 11 cultural resources have been recorded within a one-mile radius of the Project Site, none of which are located within the Project Site. Of the resources within the one-mile radius of the Project Site, two are prehistoric and the remaining nine are historic. The nearest resource is approximately 0.5-miles away and consists of a historic-period, utilitarian-style building.

Based on the recent historical research, field investigations, and documentation, the cultural resources investigation concluded that the Project Site is not culturally significant, and the proposed development would not result in any adverse impacts on artifacts that represent California history. However, in the event of an unanticipated find, mitigation CR-1 shall be implemented to reduce impacts to less than significant.

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

(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

Impacts associated with the Proposed Project would not be considered individually adverse or unfavorable. A less than significant impact is identified.

c) Less the Significant. The incorporation of design measures, City of Rialto policies, standards, and guidelines and proposed mitigation measures would ensure that the Proposed Project would have no substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis.

SECTION 4
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