

SECTION 1 INTRODUCTION

Independently reviewed, analyzed and exercised judgment in making the determination, by the Development Review Comment on August 15, 2018, 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:** Sycamore 32 Residential Subdivision (TTM No.20108)
2. **Lead Agency Name:** City of Rialto
Planning Division
150 South Palm Avenue
Rialto, CA 92376
3. **Contact Person:** Edgar Gonzalez, Contract Planner
Phone Number: (909) 820-2535
4. **Project Location:** East side of South Sycamore Avenue between South Oakdale Avenue and East Grant Street in the City of Rialto
5. **Geographic Coordinates of Project Site:** 34° 05' 14.42" N; 117° 21' 51.73" 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:** 0131-111-05, 07, 75, &76
10. **General Plan and Zoning Designations:** Residential 6 (2.1-6 dwelling units/acre) and occurring within the R-1C (Single Family Residential) Zone
11. **Description of Project:** Asian Pacific, Inc. (Applicant) is proposing to subdivide a 4.75 acre-site into 32 single-family residential lots and one 15,307 square-foot lettered lot. The Project Site is currently vacant and is located on the east side of South Sycamore between South Oakdale Avenue and East Grant Street in the City of Rialto. The

Applicant is requesting a General Plan Amendment (GPA) to change the existing land use designation from Residential 6 (maximum of 6 dwelling units per acre) to Residential 12 (6.1-12.0 dwelling units per acre), and a Zone Change (ZC) to change the existing zoning from Single Family Residential (R-1C) to Multi-Family Residential (R-3). Lot sizes for the new single-family lots range from approximately 3,437 square feet to 4,058 square feet. Per Section 18.16.030A of the Rialto Municipal Code, the minimum lot size allowed in the R-1C zone is 7,700 square feet. Although the R-3 zone is titled “Multi-Family Residential,” it will allow for the development of single-family residential at a reduced lot size as is proposed for the project.

The site has been disturbed due to past human activities and currently supports non-native grasses and shrubs. Plant diversity is low with various invasive species typically associated with disturbed habitats including mustards, yellow-green matchweed, and Russian thistle. Other species scattered throughout the site included brome grass and Indian rice grass.

The site is bordered by a chain link fence on the east, and a block wall and fencing on the north and south sides. The Project Site currently has scattered debris on-site. Existing residential uses are located on adjacent properties to the north, south, east, and west.

This Initial Study addresses the potential impacts of the proposed residential subdivision project (“Proposed Project”), including 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	EXISTING
PROJECT SITE	Residential 6	Vacant
NORTH	Residential 6	Single-Family Residential
EAST	Residential 2 – Animal Overlay	Single-Family Residential/Vacant
SOUTH	Residential 6	Single Family Residential
WEST	Residential 6	Single-Family Residential

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 eighteen (18) 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 the subdivision of land into 32 lots for development as single-family residential. The property is located on the east side of South Sycamore between South Oakdale Avenue and East Grant Street 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 South Sycamore between South Oakdale Avenue and East Grant Street. 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 4.75-acre vacant site. The Project Site is located in the NW $\frac{1}{4}$, 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 four parcels including APNs: 0131-111-05, 0131-111-07, 0131-111-75 and 0131-111-76.

2.3 PROJECT DESCRIPTION

The Applicant is proposing to subdivide a 4.75 acre-site into 32 single-family residential lots and one 15,307 square-foot lettered lot. The Project Site is currently vacant and is located on the east side of South Sycamore between South Oakdale Avenue and East Grant Street in the City of Rialto. The Applicant is requesting a General Plan Amendment (GPA) to change the existing land use designation from Residential 6 (maximum of 6 dwelling units per acre) to Residential 12 (6.1-12.0 dwelling units per acre), and a Zone Change (ZC) to change the existing zoning from Single Family Residential (R-1C) to Multi-Family Residential (R-3). Lot sizes for the new single-family lots range from approximately 3,437 square feet to 4,058 square feet. Per Section 18.16.030A of the Rialto Municipal Code, the minimum lot size allowed in the R-1C zone is 7,700 square feet. Although the R-3 zone is titled “Multi-Family Residential,” it will allow for the development of single-family residential at a reduced lot size as is proposed for the project.

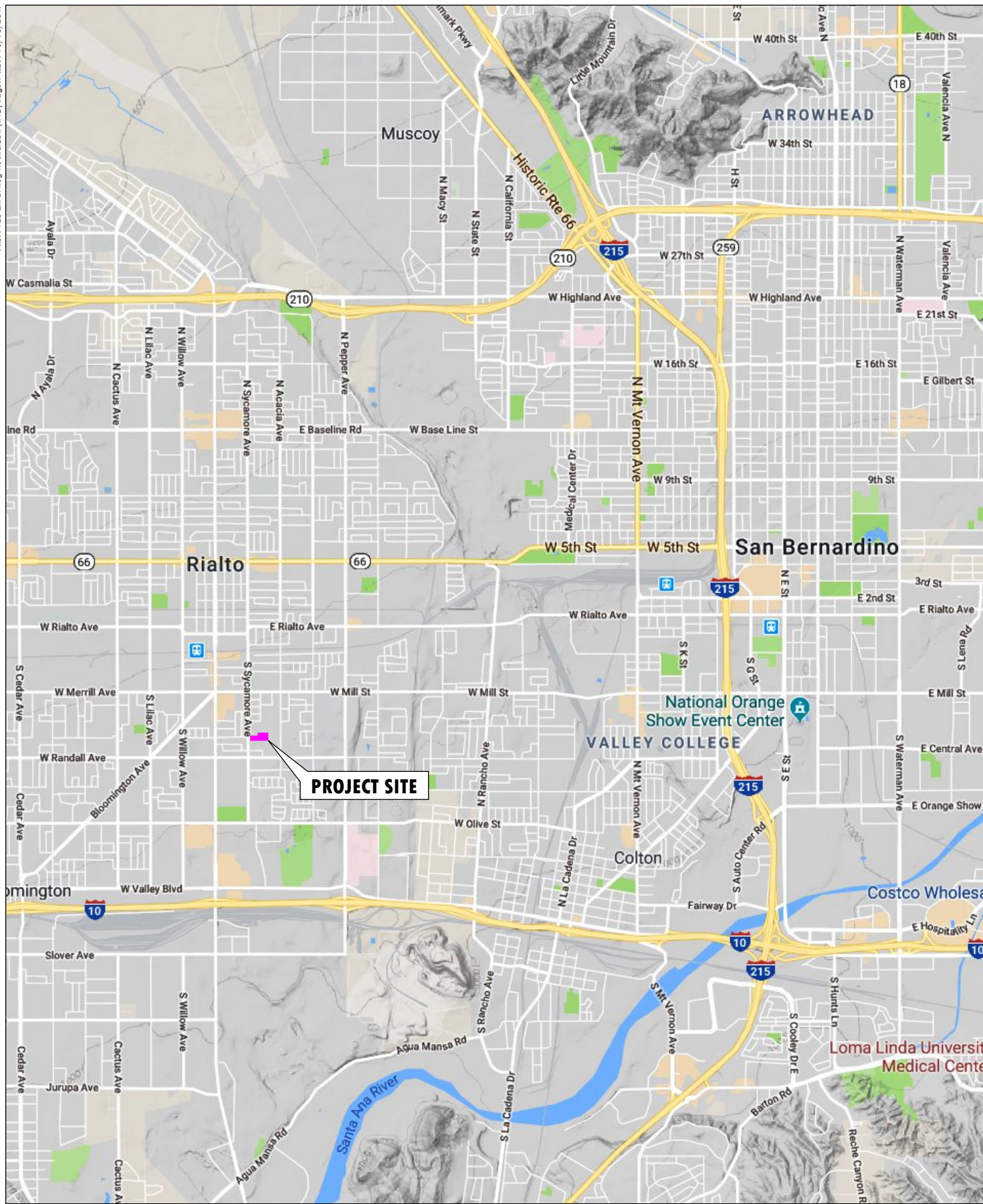
2.4 EXISTING CONDITIONS AND SURROUNDING LAND USES

The Project Site is located within the eastern portion of the City. The Project Site occurs within the General Plan Land Use designation of Residential 6 which allows for a density of 2.1 to 6 dwelling units 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 site is bordered by a chain link fence on the east, and a block wall and fencing on the north and south sides. The Project Site currently has scattered debris on-site. Existing residential uses are located on adjacent properties to the north, south, east, and west. The site has been disturbed due to past human activities and currently supports non-native grasses and shrubs. Plant diversity is low with various invasive species typically associated with disturbed habitats including mustards, yellow-green matchweed, and Russian thistle. Other species scattered throughout the site included brome grass and Indian rice grass.

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.



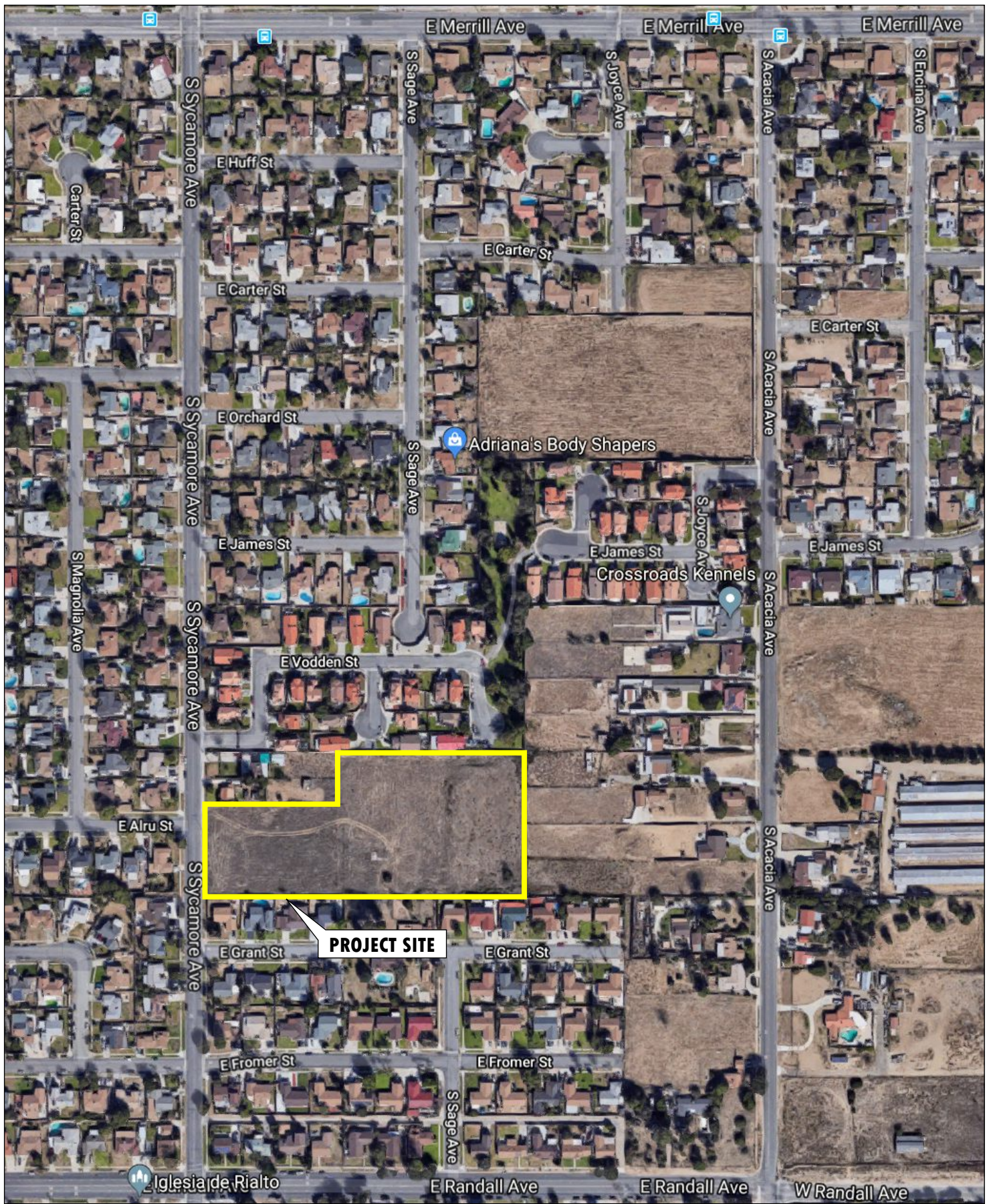
Source: Lilburn Corp., August, 2018.

LILBURN
CORPORATION

REGIONAL LOCATION

*Tentative Tract 20108 - Initial Study
City of Rialto, California*

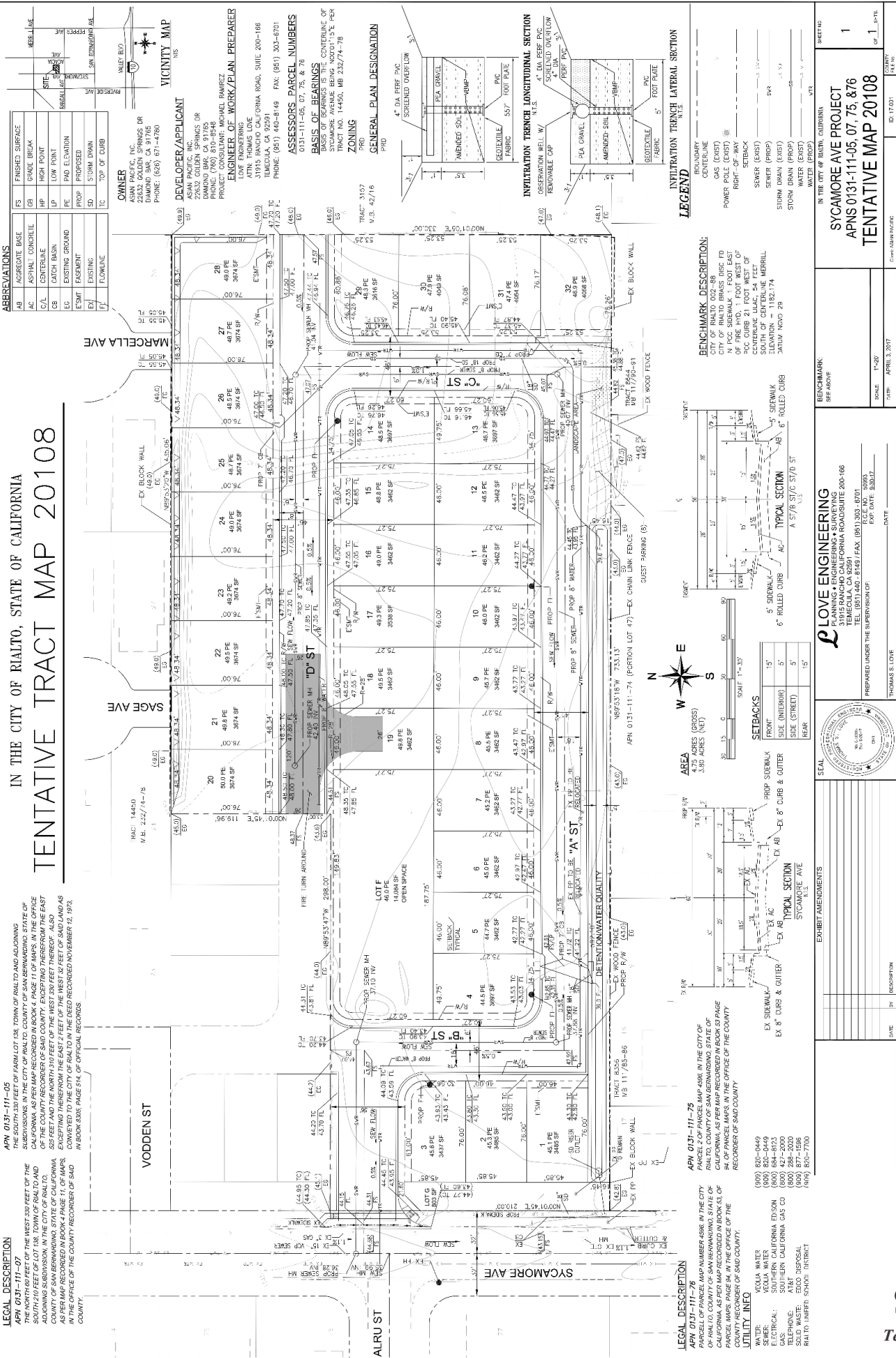
FIGURE 1



PROJECT VICINITY

*Tentative Tract 20108 - Initial Study
City of Rialto, California*

FIGURE 2



LEGAL DESCRIPTION
APN 0131-111-07
THE NORTH 60 FEET OF THE WEST 330 FEET OF THE SOUTH 210 FEET OF LOT 138, TOWN OF RIALTO AND SUBDIVISIONS IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 OF PARCEL MAPS, PAGE 11, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 0131-111-05
THE SOUTH 330 FEET OF PARCEL LOT 138, TOWN OF RIALTO AND ALONGING SUBDIVISIONS IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 OF PARCEL MAPS, PAGE 11, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 0131-111-75
THE SOUTH 330 FEET OF PARCEL LOT 138, TOWN OF RIALTO AND ALONGING SUBDIVISIONS IN THE CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43 OF PARCEL MAPS, PAGE 11, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

IN THE CITY OF RIALTO, STATE OF CALIFORNIA TENTATIVE TRACT MAP 20108

ABBREVIATIONS

AB	AGGREGATE BASE	FS	FINISHED SURFACE
AC	ASPHALTE	GP	GRAVEL BRICK
CA	CORNER	HP	HIGH POINT
CE	CORNER	LP	LOW POINT
CG	EXISTING GROUND	PE	PAID ELEVATION
EM	EXISTING	PR	PROPOSED
EX	EXISTING	SD	STORM DRAIN
FL	FLOWLINE	TC	TOP OF CURB

OWNER
ALRU PACIFIC, INC.
22632 GOLDEN SPRINGS DR
DAMOND BAR, CA 91765
PHONE: (909) 671-4780

DEVELOPER/APPLICANT
ALRU PACIFIC, INC.
22632 GOLDEN SPRINGS DR
DAMOND BAR, CA 91765
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ENGINEER OF WORK/PLAN PREPARER
LOVE ENGINEERING
ATTN: THOMAS LOVE
19115 RANCHO CALIFORNIA ROAD, SUITE 200-168
TAMU, CA 91765
PHONE: (909) 440-8149 FAX: (909) 440-8149

ASSESSORS' PARCEL NUMBERS
0131-111-05, 07, 75, & 76
0131-111-75
0131-111-75, 76, 75, & 76

BASIS OF BEARINGS
CONTROLLING OF BEARINGS IS THE SURVEY OF THE TRACT NO. 14450, MB 232/74-78

ZONING
PHD
PHD

GENERAL PLAN DESIGNATION
PHD
PHD

VICINITY MAP

IN THE CITY OF RIALTO, CALIFORNIA

SYCAMORE AVE PROJECT
APNS 0131-111-05, 07, 75, & 76
TENTATIVE MAP 20108

BENCHMARK DESCRIPTION:
CITY OF RIALTO 002-86-000 TO
N 100° 00' 00" E 100.00' TO
PC OF CURVE 21.00' WEST OF
PC OF CURVE 21.00' WEST OF
SOUTH OF CENTRAL MERRILL
ELEVATION = 1182.174
TAMU NOV 29

SETBACKS

FRONT	15'
SIDE (INTERIOR)	5'
SIDE (STREET)	5'
REAR	15'

EXHIBIT AMENDMENTS

DATE	DESCRIPTION

SEAL

LOVE ENGINEERING
19115 RANCHO CALIFORNIA ROAD, SUITE 200-168
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TEL: (909) 440-8149 FAX: (909) 440-8149
PREPARED UNDER THE SUPERVISION OF
DATE: APRIL 3, 2017
DATE: 8/20/17

THOMAS E. LOVE

IN THE CITY OF RIALTO, CALIFORNIA

SYCAMORE AVE PROJECT
APNS 0131-111-05, 07, 75, & 76
TENTATIVE MAP 20108

SEAL

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PREPARED UNDER THE SUPERVISION OF
DATE: APRIL 3, 2017
DATE: 8/20/17

THOMAS E. LOVE

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) **No Impact.** 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 32 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, south, east and west of the site. Therefore, no significant adverse impact is identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** There are no scenic resources in the immediate vicinity of the Project Site. Sycamore Avenue borders the Project Site on the west and is not considered a scenic route by 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. No impacts are identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** The Project Site is currently vacant. The Proposed Project will subdivide the 4.75-acre site into 32 lots for the future construction of single-family homes and one 15,307 square-foot lettered lot for common open space. The Proposed Project would be consistent with surrounding land uses (i.e., single-family residential to the north, east, south, and west), and would not degrade the visual character or quality of the Project Site

or its surroundings. No impacts are identified or anticipated, and no mitigation measures are required.

- d) **Less than Significant.** Although the Project Site is vacant, the future development of 32 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 and residential land uses. The design and placement of light fixtures within the future residential 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 consistent with adjacent residential development to the north, east, south 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?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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 Resource 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. Development of the Project Site would not convert farmland to a non-agricultural use. Therefore, 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 current map prepared by the California Department of Conservation, Division of Land Resource Protection. With the exception of the animal overlay to east, 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. The Project Site does not support existing agricultural uses and no agricultural uses, with the exception of the animal overlay to east occur in the vicinity of the Project Site. The Proposed Project would not result in changes that could result in the conversion of farmland to non-farmland use. 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 Project Site does not support agricultural or forest land uses that would be lost as a result of the Proposed Project implementation. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.				

III. AIR QUALITY

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:

	Potentially Significant Impact	Less than Significant with Mitigation.	Less than Significant	No Impact
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?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
a) Less than Significant. The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District has jurisdiction over air quality issues and regulations within the SCAB. The Air Quality Management Plan (AQMP) for the basin established a program of rules and regulations administered by SCAQMD to obtain attainment of the state and federal air quality standards. The most recent AQMP (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.				

Kunzman Associates, Inc. prepared an Air Quality and Global Climate Change Impact Analysis for the Proposed Project in August 2018 (available at the City offices for review), which states that the Proposed Project's construction and operation-source emissions would not conflict with the AQMP as described in Section III(b), below. Although a GPA and ZC are proposed, the Proposed Project would result in the

development of residences and the current General Plan designation and zoning is for residential use. Therefore, the Proposed Project would not conflict with or obstruct implementation of the applicable air quality plan. 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 operation were screened by Kunzman Associates, Inc. using California Emissions Estimator Model (CalEEMod) version 2016.3.2 prepared by the SCAQMD. The criteria pollutants screened for included: nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and particulates (PM₁₀ and PM_{2.5}). In addition, reactive organic gases (ROG) emissions are analyzed. Two of the analyzed pollutants, ROG and NO_x, are ozone precursors.

Construction Emissions

Construction activities associated with the Proposed Project would have the potential to generate air emissions, toxic air contaminant emissions, and odor impacts. Assumptions for the phasing, duration, and required equipment for the construction of the Proposed Project were obtained from the Applicant. The construction activities for the Proposed Project are anticipated to include: site preparation of approximately one-acre to include removal of rocks/trees/vegetation at the southeast corner of the site; grading of the entire 4.75 acres, construction of 32 single-family detached residential dwelling units, landscaping, and a detention basin; paving of approximately 25 percent of the site (approximately 1.19 acres) for on-site roads; and the application of architectural coatings. For purposes of CalEEMod modelling, Kunzman Associates, Inc. estimated that construction of the Proposed Project would begin no earlier than April 2019 and be completed by October 2020. The construction-related criteria pollutant emissions for each phase are shown below in Table 1.

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

Activity	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	1.40	14.43	6.48	0.01	3.20	2.00
Grading	2.67	28.41	17.04	0.03	4.12	2.64
Building Construction	2.69	23.22	19.85	0.04	1.93	1.40
Paving	1.42	11.88	13.18	0.02	0.88	0.66
Architectural Coating	15.61	1.72	2.24	0.00	0.21	0.14
Total for Overlapping Phases*	19.73	36.81	35.27	0.06	3.02	2.19
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

*Construction, paving, and painting phases may overlap.

Source: Kunzman Associate, Inc.'s Air Quality and Global Climate Change Analysis (2018)

Table 1 shows that none of the Proposed Project's emissions will exceed regional thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the Proposed Project.

Construction of the Proposed Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule 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. The Project Site footprint is approximately 4.75 acres and would not disturb more than 3.5 acres a day; therefore, a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SCAQMD's Rule 403 minimum requirements require that the application of the best available dust control measures is used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would require the use of water trucks during all phases where earth moving operations would occur. Compliance with Rule 403 is required as a condition of project approval.

Operational Emissions

The operational emissions for the Proposed Project were based on the year 2020, which is the anticipated opening year. Mobile sources include emissions from the additional vehicle miles generated by the Proposed Project. The vehicle trips associated with the Proposed Project have been analyzed by inputting the project-generated vehicular trips from the Traffic Exemption Letter prepared by Kunzman Associates, Inc. in June 2018 (available at the City offices for review), into the CalEEMod Model. The Traffic Exemption Letter states that the Proposed Project would create an average of 9.44 trips per dwelling unit, for a total of approximately 302 daily vehicle trips. CalEEMod then applied the emission factors for each trip, which is provided by the EMFAC2014 model were applied to determine the vehicular traffic pollutant emissions; the CalEEMod default trip lengths were used in this analysis. The worst-case summer or winter ROG, NO_x, CO, SO₂, PM₁₀, and PM_{2.5} emissions created from the Proposed Project's long-term operations have been calculated and are summarized below in Table 2.

Table 2
Regional Operational Pollutant Emissions
(Pounds Per Day)

Activity	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources	1.41	0.51	2.85	0.00	0.05	0.05
Energy Usage	0.03	0.25	0.11	0.00	0.02	0.02
Mobile Sources	0.74	4.70	8.95	0.03	2.23	0.61
Total Emissions	2.18	5.45	11.91	0.04	2.30	0.69
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Kunzman Associates, Inc.'s Air Quality and Global Climate Change Analysis (2018)

Table 2 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the Proposed Project.

As shown in Table 1 and Table 2, the Proposed Project would not emit criteria pollutants in excess of the regional emissions thresholds. Therefore, the Proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- c) **No Impact.** The Proposed Project would not exceed any SCAQMD thresholds for criteria pollutants during construction (see Table 1). Operational emissions are less than significant and would not result in a considerable net increase of any criteria pollutant (see Table 2). Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **Less than Significant.** SCAQMD has developed a methodology to assess the localized impacts of emissions from a proposed project as outlined within the Final Localized Significance Threshold (LST) Methodology report completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a CEQA lead agency. LSTs apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) review and are five acres or less. The LSTs were developed to analyze the significance of potential air quality impacts of proposed projects to sensitive receptors (i.e. schools, single family residences, etc.) and provide screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from sensitive receptors (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive

receptor because employees do not typically remain on-site for a full 24 hours, but are usually present for shorter periods of time, such as eight hours.

Construction Emissions

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Look-Up Tables and the methodology described by the Final LST Methodology. The Mass Rate Look-Up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NO_x, PM₁₀, and PM_{2.5} from the Proposed Project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Central San Bernardino Valley source receptor area (SRA) 34 and a disturbance value of two acres per day (as the two-acre thresholds are more stringent than the five-acre thresholds). 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 of the Project Site; therefore, the SCAQMD Look-Up Tables for 25 meters were used. Table 3, below, shows the on-site emissions from the CalEEMod model for the different construction phases and the calculated emissions thresholds.

Table 3
Local Construction Emission at Nearest Sensitive Receptors
(Pounds per Day)

Phase	NO _x	CO	PM ₁₀	PM _{2.5}
Site Preparation	14.41	6.59	3.15	1.98
Grading	28.35	16.29	3.95	2.60
Building Construction	21.08	17.16	1.29	1.21
Paving	11.80	12.28	0.65	0.60
Architectural Coating	1.68	1.83	0.11	0.11
SCAQMD Thresholds	170	972	7	4
Exceeds Threshold?	No	No	No	No

Source: Kunzman Associates, Inc. Air Quality and Global Climate Change Analysis (2018)

The data provided in Table 3 shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- e) **Less than Significant.** As stated in the Air Quality and Global Climate Change Impact Analysis prepared by Kunzman Associates, Inc., potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement and diesel exhaust emissions. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. 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 are not anticipated to reach an objectionable level at the nearest sensitive receptors. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City of Rialto's solid waste regulations. The Project would be also required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, no significant adverse impacts are identified or 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?	☐	☐	☐	☒

- | | Potentially
Significant
Impact | Less than
Significant with
Mitigation | Less than
Significant | No
Impact |
|---|--------------------------------------|---|--------------------------|-------------------------------------|
| 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, Inc., June 12, 2017). As part of the biological assessment RCA Associates, Inc. conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the Project Site. The data review included biological text on general and specific biological resources, on-site surveys, and resources considered to be sensitive by various wildlife agencies, local government agencies and interest groups. A biological field survey of the Project Site was conducted on April 24, 2017. The field survey included an evaluation of the surrounding habitats and focused habitat assessment for species identified in the background data search.

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-site. A search of the California Natural Diversity Data Base (CNDDDB) was completed by RCA Associates Inc. and found two (2) special plants the smooth arplant (*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 were found on the Project Site.

The data review indicated eighteen (18) special status wildlife species having been documented in the region. The Project Site has habitat that could potentially support four (4) 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 Site for Stephens's Kangaroo Rat (SKR) or burrowing owl. Swainson's hawk has very low population in the area of the Project Site; a sustainable food source (ants) for the coast horned lizard is located on-site. Neither species was observed during the site survey and it was determined that both have low probabilities of occurring on the Project Site.

In 1997 the U.S. Fish and Wildlife Service (USFWS) issued the final recovery plan for the Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) (in 1997. The recovery plan establishes three recovery units including the Colton Recovery Unit which encompasses the Project Site and is identified as having the most known habitat within the recovery plan. According to the soil map from the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of San Bernardino County Southwestern Part, California, 1980, the Project Site possesses Delhi Fine Sand which is habitat for the Delhi Sands flower-loving fly.

In accordance with USFWS Focused protocol, surveys for the Delhi Sands flower-loving fly were conducted on-site by Powell Environmental Consulting. Prior to the initiation of the first focused survey, the Carlsbad Field Office of the USFWS was notified on June 30, 2016 of Powell Environmental Consultant's intent to perform the survey. The focused survey was initiated on July 1, 2016 and continued with biweekly site surveys until September 19, 2016. All field surveys and activities associated with this study were conducted in accordance with the Interim General Guidelines for the Delhi Sands flower-loving fly and conditions set forth in the surveyors' 10(a)(1)(A) permits. Surveys were conducted by entomologists Dale Powell PhD and Jun Powell (authorized under permit TE-006559-6).

No Delhi Sands flower-loving flies were observed on the Project Site during the 2016 focused survey. Other species of insect fauna which are relatively closely related to the fly and which are associated with Delhi sands were seen on the site during the present survey. Members of the family Asilidae and of the same family (Apioceridae) as that of the Delhi Sands flower-loving fly were noted as well. These insects are frequently associated with the Delhi Sands flower-loving fly and can be considered indicators that the site may have potential as suitable fly habitat, even though the site has been altered by various disturbances. It is possible that the reason that the Delhi Sands flower-loving fly was not observed on the site during the focused survey was that low rainfall in the region during the prior five years would not permit their development. The flies could be in a stage of diapause, as has been observed in other insect species influenced by adverse weather conditions. It was concluded in the 2016 report, that the species may only emerge when favorable weather conditions either directly or indirectly influence them.

Prior to the initiation of the second survey, the Carlsbad Field Office of the USFWS was notified on June 16, 2017 of Powell Environmental Consultant's intent to perform the survey. This focused survey was initiated on July 2, 2017 and continued with biweekly site surveys until September 19, 2017. No Delhi Sands Flower-loving Flies were observed on the project site during the 2017 focused survey. Another species of insect fauna which is relatively closely related to the fly and which is associated with Delhi sands was observed upon the site during the present survey. A member of the family Asilidae was observed. The total numbers of all insect fauna observed upon the site was lower than during the 2016 survey season. At the time of the 2017 survey, the Project Site had been cleared of vegetation earlier in the year before the survey season began (presumably to minimize fire fuel) and very few plants were observed growing upon the site. None of the Delhi Sands flower-loving fly indicator plants were observed during the survey.

The third survey was initiated in July of 2018 and will be completed September 15, 2018. Findings of the survey results will be summarized in the Final Initial Study. As of August 27, 2018, no Delhi Sands Flower-loving flies have been encountered during the third survey's biweekly site visits. No new findings are expected to result from the 2018 survey. Therefore, it is anticipated that 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 Game or U.S. Fish and Wildlife Service would occur. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **No impact.** According to RCA Associates Inc. 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 California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. 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. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** No wetlands occur in the Project Site. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** The Project Site is in an 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 exist east of the former Rialto Municipal Airport. The City of Rialto does not have a 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 (August 2015) or in the City of Rialto General Plan. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

V. CULTURAL RECOURES

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project				
a) Cause a substantial adverse change in the significance of a historical resource 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.** In September 2017, a Phase I Cultural Study was prepared for the Proposed Project by Rincon Consultants. The non-confidential portion of the report is available for review at the City of Rialto Planning Division. A summary of findings for historical resources is provided herein.

A historical resource is a resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]). CEQA Section 15064.5(a)(3) also states that a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the CRHR.

As part of the September 2017 report, research 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 including Senate Bill 18 (SB18), and Assembly Bill (AB52). The cultural resource records search identified no previously recorded sites within the Project Site. No cultural resources were identified during the 2017 pedestrian survey. Based on the results of the study, no impacts to historical resources as identified under CEQA were identified. However, in the event of unanticipated discovery of cultural resources, the following mitigation measure is required as a condition of project approval to reduce potential impacts to a level below significant. The required mitigation measure is:

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 known to be 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 is required as a condition of project approval to reduce potential impacts to a level below significant. The required mitigation measure is:

CR-2: In the event fossil specimens are unearthed, the project proponent shall have a paleontological consultant assess the specimens and submit a 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 County 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 impact is identified or anticipated, 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:				
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 within				

- close 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 May 1, 2017, the Project Site is located 1.4 miles from 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; this 6.3 M_w 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. 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. An earthquake occurring on the San Jacinto Fault has been determined to potentially be 7.5 M_w . Therefore, no significant adverse impacts are identified or 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 2.5 miles northeast of the Project Site, the Fontana seismic trend located approximately three miles northwest, and the Rialto-Colton Fault located less than a ¼-mile to the south. The San Jacinto Fault is considered to be the most important fault to the hazard of seismic shaking and ground rupture. The Project Site is located in an area of high seismicity and during the Projects design life, moderate to strong ground seismic shaking can be expected. Construction of single-family residential structures would comply with applicable requirements listed within the Uniform Building Code ensuring that potential impacts are reduced to the extent possible. Therefore, no significant adverse impacts are identified or anticipated, 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. Seven (7) exploratory trenches were excavated by Soil Exploration Company, Inc. at the Project Site on April 27, 2017. Trenches were excavated to a maximum depth of 15 feet and locations of each trench were chosen at random in areas that were readily accessible. Excavation of the trenches determined that surface soils primarily consisted of silty sand and sand with silt. Fill material was found in trenches T-1, T-3, and T-4 to depths 1 to 3± feet. Identified in the Geologic Map of the San Bernardino South Quadrangle, the Project Site is underlain with dune deposits and older alluvium. Groundwater was not encountered during excavation and according to the Soil Exploration Company, Inc. report, groundwater is found between 200 and 300 feet below the surface at the Project Site. Analysis conducted for the Preliminary Soil Investigation Report found that there is a two (2) percent probability in 50 years that peak ground acceleration at the Site would exceed 0.778g. Seismic settlement of sandy soils during moderate seismic events could not be precluded. According to Exhibit 5.1 of the City of Rialto General Plan and the soils report, the Project Site is not identified in a liquefaction zone. However, in order to reduce the impact of

seismic settling to less than significant, the following mitigation measure is required as a condition of project approval to reduce potential impacts to a level below significant. The required mitigation measure is:

GEO-1: Prior to issuance of a grading permit, recommendations contained within the Preliminary Soil Investigation Report prepared by Soil Exploration Company, Inc., April 2016, shall be implemented.

- iv) The Project Site is not located within a designated area known for 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 relatively flat with no prominent geologic features. No impacts are identified or anticipated, and no mitigation measures are required.
- b) **Less than Significant.** During the development of the Project Site that would include disturbance of approximately 4.75 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 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. Mandatory compliance with the Proposed Project's SWPPP and WQMP, 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, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less than Significant with Mitigation.** The Preliminary Soil Investigation (Soil Exploration Company, Inc., April 2016) of the Project Site included recommendations to adhere to during project design and construction to lessen potential geologic 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 would ensure potential impacts associated with geology and soils would be reduced to a less than significant level and no additional mitigation measures are required.
- d) **Less than Significant with Mitigation.** As reported in the Preliminary Soil Investigation Report, existing sandy soils have a very low expansion potential. The geologic situation at the Site is satisfactory for the proposed use, provided that recommendations in the

Preliminary Soil Investigation Report are properly carried out and complied with. Implementation of mitigation measure GEO-1 would ensure potential impacts associated with geology and soils will be reduced to a less than significant level and no additional mitigation measures are required.

- e) **No Impact.** The Project Site is served by existing sewer service by Veolia Water, under contract with the City of Rialto. No sewer, septic tank or alternative waste water disposal system will be required for the Proposed Project. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- | | Potentially
Significant
Impact | Less than
Significant with
Mitigation | Less than
Significant | No
Impact |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases. | ☐ | ☐ | ☒ | ☐ |
| a) Less than Significant. According to the Air Quality and Global Climate Change Impact Analysis prepared by Kunzman Associates, Inc., the Proposed Project is anticipated to generate greenhouse gas (GHG) emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. CalEEMod Version 2016.3.2 was used to calculate the GHG emissions from the Proposed Project. The Proposed Project's emissions were compared to the tier 3 SCAQMD draft screening threshold of 3,000 metric tons CO ₂ e per year for all land uses. A summary of the results is shown below in Table 4. | | | | |

Table 4
Project-related Greenhouse Gas Emissions
(Metric Tons per Year)

Category	CO ₂	CH ₄	N ₂ O
Area Sources	7.46	0.00	0.00
Energy Usage	141.12	0.00	0.00
Mobile Sources	494.07	0.03	0.00
Waste	7.66	0.45	0.00
Water	13.96	0.07	0.00
Construction	10.25	0.00	0.00
Total Emissions (CO ₂ e)	689.45		
SCAQMD Screening Threshold	3,000		
Exceeds Threshold?	No		

Source: Kunzman Associates, Inc. Air Quality and Global Climate Change Analysis (2018)

As shown in Table 4, the Proposed Project's GHG emissions are below the SCAQMD screening threshold and therefore the impacts from GHGs are considered to be less than significant. Operation of the Proposed Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant.** As stated in the Air Quality and Global Climate Change Impact Analysis, the applicable plan for the Proposed Project is the San Bernardino Associated Governments (SANBAG) San Bernardino County Regional GHG Reduction Plan. The City of Rialto forms 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 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 greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels

In 2006, the California State Legislature adopted AB 32, 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 2012.

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. Additionally, as the Proposed Project meets the current interim emissions targets/thresholds established by SCAQMD (as described in Section III. Air Quality of this Initial Study), 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, all of the post-2020 reductions in 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.

As discussed in Section III. Air Quality of this Initial Study, the Proposed Project's GHG emissions fall below the Tier 3 SCAQMD draft screening threshold of 3,000 metric tons of CO₂ equivalent per year and the Proposed Project is in compliance with the reduction goals AB 32 and SB 32. Furthermore, the Proposed Project will comply with applicable Green Building Standards and the City of Rialto's policies regarding climate change (as dictated by the City of Rialto General Plan). The Proposed Project will not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, 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 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 Proposed 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. Implementation of Best Management Practices (BMPs) and compliance with all applicable regulations would not through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** The nearest schools to the project site include: Morris Elementary School located approximately 0.27 miles southeast, Boyd Elementary School located approximately 0.32 miles north, Rialto High School located approximately 0.36 miles east, and Jehue Middle School located approximately 0.39 miles southeast of the Project Site. The Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. Therefore, no impacts are identified 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 and reported in the Department of Toxic Substances Control EnviroStor database (August 17, 2018). In the event that hazardous materials are identified on the Project Site during construction, standard reporting and remediation regulations would apply.

The review of historical information indicates that the site was formerly used for agricultural purposes. Use of the site appears to be a grove as shown on a 1938 aerial photograph for the area. Operation of the grove ceased sometime around 1959, as shown on a 1959 aerial photograph. In March 2017, Robin Environmental Management (REM) prepared a Phase I Environmental Site Assessment for the site. No records were found in reference to historical usage or handling of underground storage tanks or any hazardous substances on the Project Site. Similarly, no use, storage, or generation of significant quantity of hazardous materials were observed on-site. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- e) **No Impact.** The Project Site is located approximately three miles southeast of the former Rialto Municipal Airport runway. The airport was officially closed in September 2014. As of 2018, some of the airport infrastructure including portions of the runway remain; however, airport operations are no longer conducted. 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 impact is identified or anticipated, and no mitigation measures are required.
- g) **No Impact.** The Project Site does not contain any emergency facilities and does not occur adjacent to 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 Sycamore 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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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?	☐	☐	☐	☒
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 4.75 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 WQMP for the Proposed Project will be required by the City of Rialto and the NPDES Area Wide Stormwater Program also requires the preparation of a WQMP.

Mandatory compliance with the Proposed Project's WQMP, 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. Upon the City's approval of a WQMP implementation of the Proposed Project would not violate any water quality standards or waste discharge requirements. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **No Impact.** The Proposed Project is not anticipated to substantially impact groundwater supplies or to substantially interfere with groundwater recharge. The Project Site is located within the service area of Veolia Water contracted by the City if Rialto Water Services (RWS). 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, no impacts are identified or anticipated, and no mitigation measures are required.
- c) **Less than Significant.** A Hydrology Study and Preliminary Water Quality Management Plan (WQMP) for the Proposed Project were completed by Love Engineering (June 2017); the findings from these reports are summarized herein.

As described in the Hydrology Study, under existing conditions the Project Site surface drains to the southwest corner to Sycamore Avenue. Under proposed conditions, post-development flows would drain via curb and gutter to four sump catch basins. Flows would then be conveyed by an underground storm drain to the detention basin proposed to be located along the southern boundary of the Project Site. An outlet structure would direct flows from the detention basin to an existing storm drain in Sycamore Avenue. The study shows that flows exiting the Project Site during the developed condition would be less than the existing condition. The reduction of flow off-site in the developed state is due to the decrease in length traveled and altered site-conditions from existing soil. Storm water volumes would also be lessened due to the Proposed Project's design. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) **Less than Significant.** See response to c) above.
- e) **No Impact.** The Proposed Project includes a detention/water quality basin that would retain drainage on-site. According to the Hydrology Study prepared for the Proposed Project, construction of the detention basin would result in on-site water runoff and volume from the Project Site to be equal to or less than existing conditions. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- f) **No Impact.** 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 as identified 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 Zone X (shaded). Zone X is defined as areas of 0.2% annual chance flood; areas of 1% 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 Study, 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 Proposed Project will be protected from a 100-year flood. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.
- h) **No Impact.** See response to IX(g) above.
- i) **No Impact.** According to the City's General Plan Exhibit 5.2, the Project Site is located outside of the 500-year floodplain area and is not located within a potential dam inundation area. Therefore, no impact related to flooding resulting from the failure of a levee or dam is 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 site. Therefore, no impacts from seiche and tsunami are identified or anticipated, and no mitigation measures are required.

X. LAND USE AND PLANNING

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) 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) No Impact. The Proposed Project includes a Tentative Tract Map to subdivide a 4.75- acre site into 32 single-family residential lots and one 15,307 square-foot				

lettered lot. The applicant is requesting a GPA to change the existing land use designation from Residential 6 (maximum of 6 dwelling units per acre) to Residential 12 (6.1-12.0 dwelling units per acre), and a ZC to change the existing zoning from Single Family Residential (R-1C) to Multi-Family Residential (R-3). Lot sizes for the new single-family lots range from approximately 3,437 square feet to 4,058 square feet. Per Section 18.16.030A of the Rialto Municipal Code, the minimum lot size allowed in the R-1C zone is 7,700 square feet. Although the R-3 zone is titled “Multi-Family Residential,” it will allow for the development of single-family residential at a reduced lot size as is proposed for the Project.

The Project Site is currently vacant and is located on the east side of South Sycamore between South Oakdale Avenue and East Grant Street in the City of Rialto. Surrounding land uses include residential development to the north, south, east, and west. Based on the proposed end use (i.e., single-family residential), the Project would not physically divide an established community. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- b) **No Impact.** Per Section 18.16.030A of the Rialto Municipal Code, the minimum lot size allowed in the current R-1C zone for the Project Site is 7,700 square feet, while the Residential 6 General Plan designation limits development of the Project Site to a maximum of 6 dwelling units per acre. Thus, the current general plan designation and zone cannot accommodate the proposed subdivision. In order to allow for the proposed development, the applicant submitted an application for a GPA to allow for a designation of Residential 12 (6.1 – 12.0 du/ac) and is also requesting a ZC to change the existing zoning from Single Family Residential (R-1C) to Multi-Family Residential (R-3) to allow for the reduced lot size as discussed in response “a” above. Even though the R-3 zone is titled “Multi-Family Residential”, it will allow for the development of a single-family residential subdivision. The requested GPA and ZC would be consistent with the surrounding land uses, and the proposed end use and intensity (i.e., 32 single-family residential units under the proposed GPA of Residential 12 verses 32 single-family residential units under Residential 6) is consistent with the City’s General Plan. The Proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purposes of avoiding or mitigating an environmental effect. 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

Would the project:

- | | Potentially
Significant
Impact | Less than
Significant with
Mitigation | Less than
Significant | No
Impact |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☒ | ☐ |
| 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.** 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 designations 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, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

XII. NOISE

Would the project result in:

- | | Potentially
Significant
Impact | Less than
Significant with
Mitigation | Less than
Significant | No
Impact |
|---|--------------------------------------|---|-------------------------------------|--------------------------|
| 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? | ☐ | ☐ | ☒ | ☐ |

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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. 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 L_{eq} is defined as the total sound energy of time-varying noise over a sample period. The CNEL is defined as time-varying noise over a 24-hour period with a weighted factor of 5 dBA applied to the hourly L_{eq} for noise occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between (10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California's Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise.				

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. Exhibit 5.5 Rialto Noise Guidelines for Land Use Planning list acceptable noise ranges by land use category. 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.

Development of the Proposed Project would require site preparation (i.e., grading and excavation), and construction. These activities require the use of heavy equipment such

as graders, backhoes, and cranes. This equipment would generate noise that would be heard both on and off the Project Site. In August 2018, Kunzman Associations prepared a Noise Impact Analysis for the Proposed Project. The report is available for review at the City of Rialto Planning Division and is summarized herein.

The Project Site is bordered by single-family residential development to the north, east, and south and single-family residential and Sycamore Avenue to the west. Noise sensitive land uses include the single-family homes surrounding the Project Site. 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 include the single-family residential located adjacent to the north, east, and south and approximately 55 feet to the west (across Sycamore Avenue). In addition, Morris Elementary School is located approximately 0.27 miles southeast, Boyd Elementary School is located approximately 0.32 miles north, Rialto High School is located approximately 0.36 miles east, and Jehue Middle School is located approximately 0.39 miles southeast of the Project Site.

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

<i>October 1st through April 30th</i>	
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
<i>May 1st through September 30th</i>	
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.

The Proposed Project is expected to generate approximately 302 average daily trips (ADT). Project traffic volumes and vehicle mix were obtained from the project's Traffic Exemption Letter (Kunzman Associates, Inc., July 2018). The modeled Existing traffic noise level is 65.1 CNEL at the right-of-way of the affected road segment and the modeled Existing Plus Project traffic noise level is 65.3 CNEL at the right of way of the

affected road segment. Project-generated vehicle traffic will not result in increases of more than 1 dBA along affected road segments. Project generated vehicular traffic volumes would not result in substantial increases in ambient noise levels. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant.** Construction of the Proposed Project is not anticipated to require the use of equipment that would generate excessive ground borne vibration of bound-borne noise levels. It is likely that minor vibration would result from construction and grading activities. Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors when vibration causing equipment is within 100 feet of a receptor. However, since the nearest sensitive receptors are located approximately 300 feet north and over 150 feet south of the Project Site, no significant impacts are anticipated to occur. Additionally, per the City's Municipal Code, construction hours are limited. Adhering to the Municipal Code would ensure impacts from construction would be less than significant. Section VI Geology and Soils of this Initial Study documents that standard measures for the earthwork would be sufficient, and that adhering to the Municipal Code would ensure impacts from construction would be less than significant and no mitigation measures are required. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- c) **Less Than Significant.** The City considers noise levels of up to 60 CNEL as "normally acceptable" and noise levels of up to 65 CNEL as "conditionally acceptable" for single-family residential dwelling units. One roadway that may generate enough traffic noise under buildout conditions to affect the proposed residential uses is Sycamore Avenue. The loudest noise levels associated with vehicular traffic volumes occurs when the maximum number of cars pass at the greatest speed which usually corresponds to Level of Service C, or about 75 percent of buildout capacity. In the vicinity of the Proposed Project, the City of Rialto General Plan Circulation Element has designated Sycamore Avenue as a collector street. Neither the City of Rialto nor the County of San Bernardino have published volumes for Buildout or Level of Service C capacity; therefore, roadway Level of Service C capacities and day/night/evening mix as recommended by the County of Riverside Department of Industrial Hygiene were utilized for modeling purposes (2012). The Level of Service C capacity for a Collector roadway is 10,400 vehicles per day. Federal Highway Administration (FHWA) modeling was conducted to calculate noise levels associated with buildout vehicle traffic noise from Sycamore Avenue. The Project includes a planned six- foot perimeter wall along the western property lines of Lots 1 through 3. With the planned six- foot perimeter wall, buildout traffic noise levels along Sycamore Avenue could reach up to 56.6 CNEL at the backyards of adjacent proposed residential dwelling units (Lots 1 through 3).

Conventional construction with provision of fresh air supply systems or air conditioning typically provides up to 20 dBA of exterior to interior noise reduction. Therefore, with the incorporation of fresh air supply systems or air conditioning, the project would not be anticipated to exceed the interior noise standard of 45 CNEL. Future traffic noise at backyards of the proposed residential dwelling units adjacent to Sycamore Avenue (Lots

1 through 3) would not exceed the City's "normally acceptable" ambient noise standard of 60 CNEL. There would not be a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- d) **Less than Significant with Mitigation Incorporated.** The Proposed Project is anticipated to generate short-term construction noise. 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 and shown in Table 5.

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. In addition to adherence to the City of Rialto's policies found in the General Plan Noise Element and Municipal Code limiting the construction hours of operation. 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:

N-1: During all project site excavation and on-site grading, 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 vibratory and/or heavy equipment along the project boundaries to the greatest degree possible.

Implementation of the above mitigation measure would ensure temporary construction noise is reduced to a less than significant level.

- e) **No Impact.** The Project Site is not located within an airport land use plan. The nearby Rialto Municipal Airport closed in September 2014. Therefore, no related excessive noise levels from the airport operations are anticipated. No impacts are identified or 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. The Proposed Project would not

expose people to excessive noise levels associated with operations at a private airstrip. Therefore, no impacts are identified or anticipated, 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. Construction activities at the site would be short-term and would not attract new employees to the area since there is an existing pool of construction labor in the region. The Proposed Project is the subdivision of 4.75 acres for future development of 32 single-family residences. The development is anticipated to generate a ratio of 3.69 persons per unit or approximately 118 additional residents. The requested GPA and ZC would be consistent with the surrounding land uses, and the proposed end use and intensity of the Project (i.e., single-family residential and 32 units under the proposed GPA of Residential 12 versus 28 units under Residential 6) is consistent with the City's General Plan. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.				
b) No Impact. The Project Site is currently vacant. The Proposed Project would provide for residential development and would not reduce the number of existing housing units, displace people, or necessitate the construction of replacement housing elsewhere. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.				
c) No Impact. See response to XII(b) above.				

XIV. PUBLIC SERVICES

- 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:

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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. Therefore, implementation of the Proposed Project would not have a significant impact on fire service response times. Developer impact fees are collected at the time of building permit issuance to provide funding for necessary service increases associated with growth and development. Therefore, no significant adverse impacts are identified or anticipated, 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.

The proposed residential development would generate an incremental increase in the need for police protection in the area. The Proposed Project would accommodate approximately 118 residents (3.69 people per household). To determine a crime rate directly associated with a development proposal would be speculative; 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. Developer Impact fees are collected at the time of building permit issuance. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Schools

Project Site is located within the boundary of the Rialto Unified School District (RUSD). The proposed project is anticipated to generate approximately 20-21 students; based on the RUSD student generation factors the project would generate approximately eight (8) elementary school students, five (5) middle school students, and eight (8) high school students. 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).

Under existing conditions, the 4.75-acre site could be developed with 28 single-family homes. The Proposed GPA and ZC would result in the site being designated Residential 12 and zoned R-3 and would allow for the proposed development of 32 single-family homes. The additional population associated with the four units is approximately 15. Students generated from four more units is not considered significant as a residential land use and has been included in the General Plan buildout. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Parks

The City of Rialto has a total of 12 developed parks and four (4) 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 289.9 acres of parks and recreational areas and seven (7) acres of planned parks. The City's General Plan adopted the park standard of three acres per 1,000 residents; build-out of the City would result in a need for approximately 310 acres of parkland.

The Proposed Project would increase the City of Rialto's population by 118 residents and the need for park space by 0.354 acres. The City of Rialto General Plan mitigates a 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 open space areas. The City instead focuses on improvements to established parks, enhanced safety, 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 with Specific Plan areas. Implementation of policies listed in the Open Space and Recreation Section of the General Plan, and collection of developer impact fees would ensure no significant impacts to parks. Therefore, no significant adverse impacts are identified or anticipated, 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 animal shelter. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, no significant adverse impacts are identified or 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. According to the City of Rialto General Plan (Exhibit 2.5 Parks and Open Space Resources), recreational opportunities exist at Rialto High School located 0.40 miles east of the Project Site, and Rialto City Park located 0.50 miles south of the Project Site.				

The Proposed GPA and ZC would result in the Project Site being designated Residential 12 and zoned R-3 and would allow for the proposed development of 32 single-family homes. The Proposed Project would therefore provide for four additional units and an estimated population of 15 above what was planned for the buildout of the City.

Implementation of policies listed in Open Space and Recreation Section under goals and policies in the General Plan, and collection of developer impact fees would ensure impacts to recreational facilities. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- b) **No impact.** The Proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

XVI. TRANSPORTATION/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) **No Impact.** In July 2018, a Traffic Exemption Letter was prepared for the Proposed Project by Kunzman Associates, Inc. (available at City offices for review). The Traffic Exemption Letter determined that the Proposed Project would generate approximately 302 daily vehicle trips, 24 of which would occur during the morning peak hour and 32 of which would occur during the evening peak hour. Based on the threshold of 50 peak hour trips identified in the City of Rialto's Traffic Impact Analysis Report and Guidelines Requirements (2013), the Proposed Project is exempt from the requirement for a Traffic Impact Analysis. The Proposed Project does not conflict with the San Bernardino Associated Governments (SANBAG) Congestion Management Plan which also requires a Traffic Impact Analysis for projects determined to generate 50 or more peak hour trips. Therefore, the Proposed Project does not conflict with any applicable congestion management plan, or other plan, ordinance, or policy establishing measures of effectiveness or the performance of the circulation system.

The City of Rialto has identified the need to install a traffic signal at the intersection of Sycamore Avenue and Randall Avenue. In October 2018, at the request of the City, a fair share analysis was prepared to determine the Project's share of the cost to install a traffic signal at the intersection of Sycamore Avenue and Randall Avenue. As determined in the analysis, the Project is forecast to contribute approximately 10.6 percent to 13.5 percent of the peak hour total future growth at the intersection of Sycamore Avenue and Randall Avenue. Based on a unit cost estimate of \$400,000 to install a traffic signal, the project share of improvement costs is approximately \$53,800. Therefore, the City would require as a condition of approval for the Project, that a fair share sum in the amount of \$53,800 shall be required prior to issuance of a grading permit. With implementation of this condition, no impacts are identified or are anticipated, and no mitigation measures are required.

- c) **No Impact.** The Project Site is not within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public land use airport. As demonstrated in the San Bernardino County General Plan – Hazard Overlay Map FH30B (San Bernardino South), the Project Site is not within an Airport Safety Review area. The Project Site is located approximately 3.5-miles southeast of the former Rialto Municipal Airport runway, however, the airport was officially closed in September 2014. As of 2018, some of the airport infrastructure, including portions of the runway remain on the ground; however, airport operations are no longer supported. The nearest airport is the San Bernardino International Airport, located approximately 6.5 miles 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. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- d, e) **No Impact.** The Proposed Project would not create substantial hazards due to a design feature or incompatible uses. The Project Site is proposed to provide access to Sycamore Avenue, opposite of Alru Street. Discretionary actions for the Proposed Project by the City of Rialto includes approval of a Precise Plan of Design application. With City approval of the Precise Plan of Design, the Proposed Project would not substantially

increase hazards due to a design feature or incompatible uses and the would not result in inadequate emergency access. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- f) **Less than Significant.** Sycamore Avenue is classified as a Collector Street, as shown in Exhibit 4.1, Street Classifications, of the Rialto General Plan. As shown on Exhibit 4.4, Bicycle Routes, of the City of Rialto General Plan, Sycamore Avenue does not support a bike path. The nearest bike lane is located 1/4-mile west of the Project Site along Riverside Avenue. Existing off-site improvements at the Project Site frontage along Sycamore Avenue include 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. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

XVI. 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?	☐	☐	☒	☐
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?	☐	☒	☐	☐
a) i) Less Than Significant. Conducting consultation early in the CEQA process, as it relates to Senate Bill 18 (SB18) and Assembly Bill (AB52), 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.

The Phase I Cultural Study prepared for the Project Site included a cultural resources records search, Sacred Lands File search, and a pedestrian survey of the Project Site. The cultural resource records search identified no previously recorded sites within the current Project Site. No cultural resources were identified during the pedestrian survey. Based on the results of the study, Rincon identified no impact to historical resources under CEQA. Implementation of Mitigation Measure CR-1 would ensure that potential impacts to the unanticipated discovery of cultural resources during the execution of the site would be reduced. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

ii) **Less Than Significant With Mitigation.** In accordance with SB 18 and AB 52, a records search at California State University Fullerton was initiated to obtain potential tribal cultural resources that may occur at the Project Site. The City of Rialto submitted the results to tribes in accordance with SB 18. Correspondence received from interested tribes is discussed herein.

On August 6, 2018, the Gabrieleno Band of Mission Indians – Kizh Nation submitted a letter to the City requesting consultation. At the meeting, the tribe provided the City with mitigation measures for the Project, which have been incorporated into this Initial Study as Mitigation Measures TCR-4 through TCR-10.

On August 14, 2018, the Augustine Band of Cahuilla Indians indicated in a letter to the City that they were unaware of specific cultural resources within the Project area and that other Native American tribes and/or individuals may have more information on cultural resources. The tribe also encouraged the City to have a monitor, qualified in Native American cultural resources identification, on-site during any ground disturbing activities. In closing, the tribe indicated that they would like to be notified of any resource discover on-site.

On August 16, 2018, the Agua Caliente Band of Cahuilla Indians sent email correspondence to the City indicating that the Project is not located within the Tribe's Traditional Use Area, and that they will defer the Project to other tribes in the area and that the no additional consultation efforts are necessary.

On August 29, 2018, the San Manuel Band of Mission Indians sent an email to the City thanking them for the opportunity to review the Project, and that the Project site occurs within the Serrano ancestral territory and therefore, is of interest to the tribe. Although the tribe expressed that they do not have any concerns with implementation of the Project, they did request specific mitigation measures (TCR-1 through TCR-3) be included as part of the Project.

- TCR-1:** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
- TCR-2:** In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians shall be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input. The archaeologist shall complete an isolate or site record for all finds and submit this document to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians.
- TCR-3:** If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, a qualified archaeologist shall be retained to develop a Cultural Resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment. In addition,
- a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).
 - b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.
- TCR-4:** The project Applicant shall be required to obtain the services of a tribal monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation and will be present on-site during the construction phases that involve any ground disturbing activities. Ground disturbance is defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the project area. The Tribal Monitor will complete monitoring logs on a daily basis that will provide descriptions of the daily 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 have indicated that the site has a low potential for archeological resources.

- TCR-5:** 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 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 Section 15064.5 [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 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:** 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:** Upon discovery, the tribal and/or archaeological monitor will immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The monitor(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: 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: Prior to the continuation of ground disturbing activities, the land owner 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 mitigated 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: 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. In the event, tribes request additional project information, coordination, or consultation with the Lead Agency, and/or Native American monitoring, appropriate Conditions of Approval shall be made a part of the Project.

Implementation of Mitigation Measures TCR-1 through TCR-10 would ensure that potential impacts to tribal cultural resources are reduced to a less than significant level.

XVII. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
Would the project:				
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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 would be served by an existing sewer collection system serving the area. The City of Rialto Water Resources Division manages the wastewater collection system. All of the wastewater flows from the City are collected by the City's local sewer mains and delivered to the Rialto Wastewater Treatment Plant (WWTP) located on South Rancho Avenue for wastewater treatment. The WWTP has a design capacity of approximately 12 MGD. The WWTP is permitted by the State of California under NPDES Permit CA0105295 which allows up to 11.7 MGD discharge of tertiary treated and disinfected water to the Santa Ana River at three points. Implementation of the Proposed Project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.				
b/e) No Impact. Wastewater treatment requirements associated with build-out of the City were analyzed in a 2006 update to the Waste Water Collection System Analysis prepared by TRC. According to the TRC analysis sufficient capacity is available at the Rialto Wastewater Treatment Plant to service the planning area. 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 waste water system. The agreement includes \$41 million in needed city wide capital improvements to the water and wastewater treatment system including repairs and renovations at the City's Wastewater Treatment Plant. The WWTP has a design capacity of approximately 12 million gallons per day (MGD). The current flows to the treatment facility are less than 7 MGD of its 11.7 MGD capacity. Development of the Proposed Project would not require construction of new water or waste water facilities. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.				
c) No Impact. The Proposed Project includes the construction of a detention basin on-site. With adequate capacity to contain on-site flows, the Proposed Project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities. Therefore, no impacts are identified or 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.

The majority of the City's potable water supply is local groundwater. The City also receives water from the WWTP and from interconnections with SBVMWD. As concluded in the City of Rialto Urban Water Management Plan 2010, the projected water use for single-family residences in 2020 is 7,964 acre-feet per year. Total water demand on the system is projected to be 10,964 AFY in 2020 (total population served is 53,900). The City's General Plan determined that sufficient water supply exists to meet the City's nearly build-out needs. In addition, adequate regional supply has been determined to exist during multiple dry year conditions for the years 2020 - 2040 in the 2015 San Bernardino Valley Regional Urban Water Management Plan – page 4-4 (Water Systems Consulting, Inc., June 2016). Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- 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 391 pounds per day or 0.195 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 0.0025 percent of the total permitted daily tonnage. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- g) **Less than Significant.** The City of Rialto's Waste Management Office oversees the City's trash and recycling service contract provided by Burrtec Waste Industries. Residents within the City are provided with three bins include one for trash, yard waste and recycling. Use of the appropriate bins aids in the reduction of the amount of solid waste disposed at the landfill. The Proposed Project would comply with all applicable solid waste statutes and regulations. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

XVIII. 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. In July 2017, a general biological assessment was completed for the Project Site by RCA Associates, Inc. As part of the biological assessment RCA Associates, Inc. conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the Project Site. The data review included biological text on general and specific biological resources, on-site surveys, and resources considered to be sensitive by various wildlife agencies, local government agencies and interest groups. A biological field survey of the Project Site was conducted on April 24, 2017. The field survey included an evaluation of the surrounding habitats and focused habitat assessment for species identified in the background data search.				

The Project Site has been heavily disturbed by human activity and supports a low diversity of plants and wildlife. The Project Site has habitat that could potentially support four (4) 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 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.

According to the soil map from the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of San Bernardino County Southwestern Part, California, 1980, the Project Site possesses Delhi Fine Sand which is habitat for the Delhi Sands Flower-loving fly.

In accordance with USFWS Focused protocol, surveys for the Delhi Sands Flower-loving Fly were conducted on-site by Powell Environmental Consulting in 2016, 2017 and a survey is currently underway and began in July 2018 and will commence on September 15, 2018.

No Delhi Sands Flower-loving Flies were observed on the Project Site during the 2016 and 2017 focused surveys. Other species of insect fauna which are relatively closely related to the fly and which are associated with Delhi sands were seen on the site during both surveys. Members of the family Asilidae and of the same family, Apioceridae, as that of the Delhi Sands Flower-loving Fly were noted as well. These insects are frequently associated with the Delhi Sands Flower-loving Fly and can be considered indicators that the site may have potential as suitable fly habitat, even though the site has been altered by various disturbances.

Findings of the 2018 survey will be summarized the Final Initial Study. As of the writing of this Initial Study (August 2018), no Delhi Sands Flower-loving flies have been encountered. No new findings are anticipated during the 2018 survey. Therefore, it is anticipated that 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 Game or U.S. Fish and Wildlife Service would occur. A less than significant impact is anticipated.

Based on the recent historical research, field investigations, and documentation, the cultural resources investigation concluded that the Project Site is not considered 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 Measure CR-1 would be implemented to reduce impacts to a less than significant level.

- 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 than 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 REFERENCES

- Air Quality and Global Climate Change Impact Analysis: Sycamore 32 (Tentative Tract Map No. 20108), Kunzman Associates, Inc., August 15th, 2018.
- California Department of Conservation, California Important Farmland Finder. Accessed on 7/13/2017 from <http://maps.conservation.ca.gov/ciff/ciff.html>.
- California Department of Conservation, Division of Land Resource Protection. 2013. "San Bernardino County Williamson Act FY 2015/2016 Sheet 2 of 2."
- California Department of Fish and Wildlife. August 2015. *California Regional Conservation Plans*. Accessed on 12/1/2016 from <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>
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SYCAMORE 32 RESIDENTIAL SUBDIVISION (TTM NO. 20108)
CITY OF RIALTO
APNs 0131-111-05, 07, 75, & 76
MITIGATION MONITORING and REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program was prepared to implement the mitigation measures outlined in the Initial Study for Sycamore 32 Residential Subdivision Tentative Tract Map (TTM) 20108. This program has been prepared in compliance with the State of California Environmental Quality Act (CEQA) Guidelines.

CEQA Section 21081.6 requires adoption of a monitoring and/or reporting program for those measures or conditions imposed on a project to mitigate or avoid adverse effects on the environment. The law states that the monitoring or reporting program shall be designed to ensure compliance during project implementation.

The Mitigation Monitoring and Reporting Program contains the following elements:

1. The mitigation measures are recorded with the action and procedure necessary to ensure compliance. The program lists the mitigation measures contained within the Initial Study.
2. A procedure for compliance and verification has been outlined for each mandatory mitigation action. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
3. The program contains a separate Mitigation Monitoring and Compliance Record for each action. On each of these record sheets, the pertinent actions and dates will be logged, and copies of permits, correspondence or other data relevant will be retained by the City of Rialto.
4. The program is designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. If changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

The individual measures and accompanying monitoring/reporting actions follow. They are numbered in the same sequence as presented in the Initial Study.

MITIGATION MEASURES

V. CULTURAL 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.

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

In the event cultural resources are discovered on-site.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure CR-1:

Signature/Date

MITIGATION MEASURES

V. CULTURAL RESOURCES

CR-2: In the event fossil specimens are unearthed, the Project proponent shall have a paleontological consultant assess the specimens and submit a 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.

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

In the event archeological/paleontological resources are discovered on-site.

WRITTEN VERIFICATION PREPARED BY:

City of Rialto staff has verified compliance with the Mitigation Measure CR-2:

Signature/Date

MITIGATION MEASURES

VI. GEOLOGY AND SOILS

GEO-1: Prior to issuance of a grading permit, recommendations contained within the Preliminary Soil Investigation Report prepared by Soil Exploration Company, Inc., April 2016, shall be implemented.

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Prior to the issuance of a grading permit.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure GEO-1:

Signature/Date

MITIGATION MEASURES

XII. NOISE

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

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction of the Site.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure NOI-1:

Signature/Date

MITIGATION MEASURES

XII. NOISE

NOI-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.

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction of the Site.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure NOI-2:

Signature/Date

MITIGATION MEASURES

XII. NOISE

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

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction of the Project.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure NOI-3:

Signature/Date

MITIGATION MEASURES

XII. NOISE

NOI-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.

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction of the Project.

WRITTEN VERIFICATION PREPARED BY:

The City or Rialto staff has verified compliance with the Mitigation Measure NOI-4:

Signature/Date

MITIGATION MEASURES

XII. NOISE

NOI-5: The contractor shall limit the use of vibratory and/or heavy equipment along the Project boundaries to the greatest degree possible.

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction of the Project.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure NOI-5:

Signature/Date

MITIGATION MEASURES

XVI. TRIBAL CULTURAL RESOURCES

TCR-1: If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project.

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction, in the event human remains are discovered.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure TCR-1:

Signature/Date

MITIGATION MEASURES

XVI. TRIBAL CULTURAL RESOURCES

TCR-2: In the event that Native American cultural resources are discovered during Project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians shall be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input. The archaeologist shall complete an isolate or site record for all finds and submit this document to the applicant and Lead Agency for dissemination to the San Manuel Band of Mission Indians.

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction, in the event Native American cultural resources are discovered.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure TCR-2:

Signature/Date

MITIGATION MEASURES

XVI. TRIBAL CULTURAL RESOURCES

TCR-3: If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, a qualified archaeologist shall be retained to develop a Cultural Resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment. In addition, all in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indian Tribal Participant(s). The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the Project.

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction, in the event Native American historic resources are discovered.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure TCR-3:

Signature/Date

MITIGATION MEASURES

XVI. TRIBAL CULTURAL RESOURCES

TCR-4: The Project Applicant shall be required to obtain the services of a Tribal Monitor approved by the Gabrieleño Band of Mission Indians-Kizh Nation and will be present on-site during the construction phases that involve any ground disturbing activities. Ground disturbances is defined by the Gabrieleno Band of Mission Indians-Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holding or auguring, grubbing, weed abatement, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitor will complete monitoring logs on a daily basis that will provide descriptions of the daily 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 an monitor have indicated that the site has a low potential for archaeological resources.

METHOD OF VERIFICATION

The Gabrieleño Band of Mission Indians-Kizh Nation and the City shall verify implementation of above mitigation measure during on-site inspections.

TIMING OF COMPLIANCE

Prior to ground disturbing activities.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure TCR-4:

Signature/Date

MITIGATION MEASURES

XVI. TRIBAL CULTURAL RESOURCES

TCR-5: 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 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 Section 15064.5 [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 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.

METHOD OF VERIFICATION

The Gabrieleño Band of Mission Indians-Kizh Nation shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction, in the event Native American archaeological resources are discovered.

WRITTEN VERIFICATION PREPARED BY:

The Gabrieleño Band of Mission Indians-Kizh Nation has verified compliance with the Mitigation Measure TCR-5:

Signature/Date

MITIGATION MEASURES

XVI. TRIBAL CULTURAL RESOURCES

TCR-6: 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.

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction, in the event Native American human remains are discovered.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure TCR-6:

Signature/Date

MITIGATION MEASURES

XVI. TRIBAL CULTURAL RESOURCES

TCR-7: Upon discovery of Native American remains, the tribal and/or archaeological monitor will immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The monitor(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).

METHOD OF VERIFICATION

The Gabrieleño Band of Mission Indians-Kizh Nation and/or archaeological monitor shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction, in the event Native American human remains are discovered.

WRITTEN VERIFICATION PREPARED BY:

The Gabrieleño Band of Mission Indians-Kizh Nation and/or archaeological monitor has verified compliance with the Mitigation Measure TCR-7:

Signature/Date

MITIGATION MEASURES

XVI. TRIBAL CULTURAL RESOURCES

TCR-8: 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.

METHOD OF VERIFICATION

The Gabrieleño Band of Mission Indians-Kizh Nation shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction, in the event the Kizh Nation is designated MLD.

WRITTEN VERIFICATION PREPARED BY:

The Gabrieleño Band of Mission Indians-Kizh Nation has verified compliance with the Mitigation Measure TCR-8:

Signature/Date

MITIGATION MEASURES

XVI. TRIBAL CULTURAL RESOURCES

TCR-9: Prior to the continuation of ground disturbing activities, the land owner 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 mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

METHOD OF VERIFICATION

The Gabrieleño Band of Mission Indians-Kizh Nation shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction, in the event Native American human remains are discovered.

WRITTEN VERIFICATION PREPARED BY:

The Gabrieleño Band of Mission Indians-Kizh Nation has verified compliance with the Mitigation Measure TCR-9:

Signature/Date

MITIGATION MEASURES

XVI. TRIBAL CULTURAL RESOURCES

TCR-10: 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. In the event, tribes request additional Project information, coordination, or consultation with the Lead Agency, and/or Native American monitoring, appropriate Conditions of Approval shall be made a part of the Project.

METHOD OF VERIFICATION

The City of Rialto shall verify implementation of the above mitigation measure during on-site inspection.

TIMING OF COMPLIANCE

Throughout construction during on-site inspections.

WRITTEN VERIFICATION PREPARED BY:

The City of Rialto staff has verified compliance with the Mitigation Measure TCR-10:

Signature/Date