PUBLIC REVIEW DRAFT

CITY OF RIALTO

City of Rialto 6th Cycle Housing Element Update (2021-2029)

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

January 2022

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1.0 INTRODUCTION

1.1 Project Overview

This Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by Kimley-Horn and Associates (Kimley-Horn) for the City of Rialto (City) to assess whether there may be significant environmental impacts associated with the proposed 6th Cycle Housing Element Update Project (Project). The Project includes 315 candidate housing sites within the City's boundaries; see **Appendix A: Candidate Housing Sites Inventory**. The candidate housing sites are comprised of 315 parcels, or 16,368 housing units. The Project area and candidate housing site locations are illustrated on **Exhibit 2-3: Map of Candidate Housing Sites**. This IS/MND was prepared consistent with California Environmental Quality Act (CEQA) requirements on the basis that there was no substantial evidence that there may be significant environmental impacts on specific environmental areas. Where a potentially significant impact may occur, the most appropriate mitigation measure(s) have been identified and would be applied to avoid or mitigate the potential impact to a level of less than significant.

1.2 Lead Agency

The lead agency is the public agency with primary responsibility for a proposed project. Where two or more public agencies will be involved with a project, State CEQA Guidelines §15051 establishes criteria for identifying the lead agency. In accordance with State CEQA Guidelines §15051(b) (1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Pursuant to State CEQA Guidelines §15367 and based on the criterion above, the City of Rialto is the lead agency for the proposed Project.

1.3 Purpose and Scope of the Initial Study

In accordance with CEQA (California Public Resources Code [PRC] §21000 et seq.) and its Guidelines (California Code of Regulations [CCR], Title 14, §15000 et seq.), this IS/MND has been prepared to evaluate the potential environmental effects associated with Project construction and operations.

Per State CEQA Guidelines §15070, a public agency shall prepare or have prepared a proposed negative declaration or MND for a project subject to CEQA when:

a) The initial study shows no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

b) The initial study identifies potentially significant effects, but:

    1) Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed mitigated negative declaration and initial study are released for

public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

1.4 Mitigation Measures

Per State CEQA Guidelines §15041, Authority to Mitigate, a lead agency for a project has authority to require feasible changes in any or all activities involved in the project in order to substantially lessen or avoid significant effects on the environment, consistent with applicable constitutional requirements such as the "nexus" and "rough proportionality" standards. As defined by State CEQA Guidelines, §15364, "feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal social, and technological factors. If significant impacts are identified, then mitigation measures are adopted to reduce the impacts to less than significant levels. State CEQA Guidelines §15126.4 states that mitigation measures must be consistent with all applicable constitutional requirements, including the following:

- There must be an essential nexus (i.e., connection) between the mitigation measure and legitimate governmental interest.
- The mitigation measure must be "roughly proportional" to the impacts of the project.

There are several forms of mitigation under CEQA (see State CEQA Guidelines §15370). These are summarized below.

- **Avoiding** the impact altogether by not taking a certain action or parts of an action.
- **Minimizing** impacts by limiting the degree or magnitude of the action and its implementation.
- **Compensating** for the impact by replacing or providing substitute resources or environment.

Avoiding impacts is the preferred form of mitigation, followed by minimizing or compensating the impact to less than significant levels. Compensating for impacts would only be used when the other mitigation measures are not feasible.

1.5 Environmental Resource Topics

This IS/MND evaluates the proposed Project's impacts on the following resource topics:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy

- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

1.6 Document Organization

This IS/MND is divided into the following sections:

Section 1.0: Introduction – This section describes the purpose and organization of the document.

Section 2.0: Project Description describes the whole of the Project in detail. It also identifies any other public agencies whose review, approval, and/or permits may be required.

Section 3.0: Initial Study Environmental Checklist and Evaluation – This section describes the environmental setting and overview for each of the environmental resource topics. It evaluates a range of impacts classified as "no impact," "less than significant impact," "less than significant impact with mitigation incorporated," and "potentially significant impact" in response to the CEQA Appendix G: Environmental Checklist Form (Environmental Checklist).

Section 4.0: References – The section identifies resources used to prepare the initial study.

1.7 Permits and Approvals

Upon its adoption by the Rialto City Council, the 6th Cycle Housing Element Update would serve as a comprehensive statement of City's housing policy and program of actions to support those policies. The Project involves approval of the following City of Rialto entitlement:

- General Plan Amendment for Housing Element adoption (GPA2021-0002 and EAR2021-0044) to include the 6th Cycle Housing Element.

1.8 Summary of Findings

Section 3.0 contains the Environmental Checklist that was prepared for the proposed Project pursuant to State CEQA Guidelines Appendix G. The Environmental Checklist indicates that the proposed Project would not result in significant impacts with the implementation of mitigation measures, as identified where applicable throughout this document.

1.1 Initial Study Review Process

The IS and a Notice of Intent (NOI) to adopt an MND will be distributed to responsible and trustee agencies, other affected agencies, and other parties for a 30-day public review period.

Written comments regarding this MND should be addressed to:

Siri Champion, Senior Planner
Community Development Department Planning Division
City of Rialto
150 South Palm Avenue
Rialto, CA 92376
Phone: 909-820-8072
E-mail: schampion@rialtoca.gov

Comments submitted to the City during the 30-day public review period will be considered and addressed prior to the adoption of the MND by the City.

1.9 Project Applicant(s)/Sponsor(s)

City of Rialto
150 South Palm Avenue
Rialto, CA 92376

2.0 PROJECT DESCRIPTION

2.1 Location

The City of Rialto (City) is in the southwest portion of the County of San Bernardino (County) in an area that is also referred to as the Western San Bernardino Valley. The City is bounded by unincorporated County areas to the northeast and southwest, County of Riverside to the south, the Cities of Colton and San Bernardino to the east, and the City of Fontana to the west. Regional access to the City is provided via Interstate 210 (I-210) and Interstate 10 (I-10), which traverse the City in an east-west orientation, in the northern and southern portions, respectively. **Exhibit 2-1: Regional Vicinity Map** depicts the City's location in a regional context, while **Exhibit 2-2: Local Vicinity Map** depicts the City in a local context.

This Initial Study considers 315 candidate housing sites within the City's boundaries, as identified in the Plan to House Our Rialto: 2021-2029 Housing Element Update; see **Appendix A: Candidate Housing Sites Inventory**. The candidate housing sites are comprised of 315 parcels. The Project area and candidate housing site locations are illustrated on **Exhibit 2-3: Map of Candidate Housing Sites**. Solely for analysis purposes, the candidate housing sites identified in **Appendix A** have been assigned a numeric label, as depicted on **Exhibits 2-4 through 2-11**.

2.2 Environmental Setting

PHYSICAL SETTING

Rialto is comprised of approximately 15,424 acres of land area or 24.1 square miles. The City is four miles wide and eight and one-half miles long.[1] As described above, the City is bordered by unincorporated County areas to the northeast and southwest, Riverside County to the south, the Cities of Colton and San Bernardino to the east, and the City of Fontana to the west. The City's topography is relatively flat with an elevation of approximately 1,257 feet above mean sea level (amsl).[2] The Lytle Creek Wash and Cajon Wash lie north of the City.

The City is predominantly comprised of residential land uses, with other notable land uses including major commercial uses along Foothill Boulevard (Historic Route 66), Riverside Avenue, Valley Boulevard, and Baseline Road at Riverside Avenue, as well as industrial and warehouse uses along Rialto's rail lines, and north of I-210 and south of I-10.

POPULATION

In 2010, the California Department of Finance (DOF) estimated Rialto's population to be 99,171 persons.[3] In 2020, the Southern California Association of Governments (SCAG)'s 2016-2040

[1] City of Rialto. Available at https://yourrialto.com/488/History-of-Rialto. Accessed on August 18, 2021.
[2] U.S. Geological Survey (USGS). Available at https://geonames.usgs.gov/apex/f?p=gnispq:3:::NO::P3_FID:1661306. Accessed on August 18, 2021.
[3] United States Census Bureau. *Quick Facts Rialto City, California.* Retrieved from https://www.census.gov/quickfacts/rialtocitycalifornia Accessed on August 18, 2021.

Regional Transportation Plan and Sustainable Communities (RTP/SCS) estimated Rialto's population to be 104,100 persons.[4] From 2010 to 2020, the City's population increased by approximately 5 percent (4,929 persons). As shown in **Table 2-1: Population Growth (2010 – 2040)**, the City's population is forecasted to grow to approximately 112,000 persons through 2040.[5] Therefore, Rialto is projected to grow approximately 7.6 percent (7,900 persons) between 2020 and 2040. Compared to surrounding cities, Rialto's population growth is lower than nearby cities within San Bernardino County. **Table 2-1** shows the projected growth for Rialto, the Cities of Fontana, San Bernardino, and Colton, and San Bernardino County. As shown in **Table 2-1**, nearby cities are anticipated to experience a much higher growth rate than Rialto's during the same time period.

Table 2-1: Population Growth (2010 – 2040)

Jurisdiction	Population				Percent Change	
	2010	2020	2035 Projected	2040 Projected	2010-2020	2020-2040
Fontana	196,069	204,900	266,300	280,900	4.5%	37.1%
Rialto	**99,171**	**104,100**	**111,400**	**112,000**	**5.0%**	**7.6%**
San Bernardino City	209,924	229,700	256,400	257,400	9.4%	12.1%
Colton	52,154	57,600	67,800	69,100	10.4%	20.0%
San Bernardino County	2,035,210	2,197,000	2,638,000	2,731,000	7.9%	24.3%
Sources: The U.S. Census Bureau (2010) and SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report.						

HOUSING

In 2010, the California Department of Finance (DOF) estimated Rialto's number of households to be 25,185.[6] SCAG's 2016-2040 RTP/SCS estimated Rialto's number of households to be 25,400 in 2012 and 28,000 in 2020.[7] From 2012 to 2020, the City's total number of households increased by approximately 10.2 percent (2,600 households). As shown in **Table 2-2: Household Growth Forecast by Jurisdictions (2012 – 2040)**, the City's number of households is forecasted to grow to approximately 31,500 through 2040.[8] Therefore, Rialto's number of households is projected to grow approximately 24% percent (6,100 households) between 2020 and 2040. Compared to surrounding cities, Rialto's number of households is lower than nearby cities within San Bernardino County. **Table 2-2** shows the projected growth for Rialto, the Cities of Fontana, San Bernardino, and Colton, and San Bernardino County. As shown in **Table 2-2**, nearby cities are anticipated to experience a higher growth rate than Rialto's during the same time period.

[4] Southern California Association of Governments (SCAG). Retrieved from *2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction.* Accessed on August 18, 2021.
[5] Ibid.
[6] United States Census Bureau. *Quick Facts Rialto City, California.* Retrieved from https://www.census.gov/quickfacts/rialtocitycalifornia Accessed on August 18, 2021.
[7] Southern California Association of Governments (SCAG). Retrieved from *2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction.* Accessed on August 18, 2021.
[8] Ibid.

Table 2-2: Household Growth Forecast by Jurisdictions (2012 – 2040)

Jurisdiction	2012	2020	2035	2040	Percent Change 2012-2040
Fontana	49,600	53,500	70,000	74,000	49.2%
Rialto	**25,400**	**28,000**	**31,000**	**31,500**	**24%**
San Bernardino	59,300	68,900	76,600	77,100	30%
Colton	15,000	17,600	20,400	20,800	38.7%
San Bernardino County	615,000	687,000	825,000	854,000	38.9%
Source: SCAG 2016-2040 Regional Growth Forecast by Jurisdiction Report					

Additionally, the 2010 Census also reported the City's housing stock to be 27,203 units and the County's housing stock to be 699,637.[9] From this data, only approximately 3.9 percent of the total housing units in the County were in Rialto in 2010. The City's vacancy rate as of January 2021 was estimated to be approximately 6.5 percent (1,795 units), while the County's was estimated to be approximately 12.6 percent (88,019 units).[10]

According to the California DOF, the City's housing stock totaled approximately 27,619 housing units as of January 2021, with single-family homes (detached and attached) as the predominant housing type in the City. [11] Single-family housing units make up approximately 74 percent (or 20,455 units) of the City's housing stock and multi-family units make up approximately 20 percent (or 5,418 units) of the housing stock.[12] Mobile homes make up approximately 6.3 percent (or 1,746 units) of the City's total housing stock.[13]

CANDIDATE HOUSING SITES

Every eight years, SCAG prepares and designates Regional Housing Needs Allocation (RHNA) for each local jurisdiction. For the 2021-2029 planning period, the City of Rialto is required to meet with the RHNA number of 8,272 housing units. The Housing Element is required to identify potential candidate housing sites by income category to meet the City's RHNA Allocation. The sites identified within the Housing Element represent the City's plan for housing at the designated income levels within the 6th housing cycle planning period. The identified sites are either residentially zoned or within areas of opportunity identified by the City with supporting strategies to stimulate future housing growth. The candidate housing site inventory in **Appendix A** provides a breakdown of the 315 sites. All vacant sites are zoned for residential uses.

GENERAL PLAN

The Rialto General Plan (GP) was adopted in December 2010. It provides the City's long-range planning goals and policies for development within the City. The Rialto GP is the City's vision for growth to 2040. Rialto GP Chapters two through seven include the necessary GP elements: Land

[9] State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State — January 1, 2011-2021*. Sacramento, California, May 2021. Available at https://www.dof.ca.gov/forecasting/demographics/estimates/e-5/. Accessed on August 18, 2021.
[10] Ibid.
[11] Ibid.
[12] Ibid.
[13] Ibid.

Use, Open Space, Community Design, Conservation, Economic Development, Redevelopment, Infrastructure, Public Services and Facilities, Circulation, Safety and Noise, Housing, and Cultural and Historic Resources.

The Land Use Element describes the City's existing land use characteristics and development patterns and establishes a plan for future development and redevelopment. The existing GP land use designations on the candidate housing sites are described in **Table 2-3: Candidate Housing Sites - Existing General Plan Land Use Designations**.

Table 2-3: Candidate Housing Sites - Existing General Plan Land Use Designations

Land Use Designation	Description
R6 - Residential 6 (Density: 2.1-6 du/ac)	Allows for the development of single-family detached residences with a density of 2.1 to 6 dwelling units per acre.
R21 - Residential 21 (Density: 12.1-21 du/ac)	Allows for the development of ow-scale attached units with private and/or shared open space, and groups of attached housing with larger common open space areas with a density of 12.1 to 21 dwelling units per acre.
O – Office (Intensity: maximum 0.75 FAR)	Allows for small- and large-scale professional offices and related uses to accommodate a broad range of low-intensity, service-oriented, and employment-generating uses.
DMU - Downtown Mixed Use (Intensity: 6.1- 60 du/ac; maximum 1.50 FAR)	Allows for the development of single-family attached or detached residences with a density of 22.1 to 30 dwelling units per acre.
CC – Community Commercial (Intensity: maximum 0.35 FAR)	Allows for a variety of retail, office, and service-oriented business activities that serve the local community, including supermarkets, restaurants, small-scale service businesses, and specialty retail stores
GC – General Commercial (Intensity: maximum 0.50 FAR)	Allows for opportunities for general retail, commercial services, restaurants, lodging, commercial recreation, professional offices, and medical and financial institutions.
BP – Business Park (Intensity: maximum 1.0 FAR)	Allows a mix of commercial, office, research and development, laboratories, and light industrial uses developed in a complementary manner and displaying high-quality architecture and site design
OSRC – Open Space – Recreation	Applies to open space areas set aside for active and passive recreation, including public and private parks of all sizes, sports fields, recreational facilities, plazas, trails, and golf courses.
OSRS -Open Space – Resources	Applies to open space areas necessary for the protection and preservation of unique areas for such purposes as groundwater recharge and flood control, habitat and wildlife corridor enhancement, the managed production of aggregate resources, agricultural heritage, transmission of energy resources, and public safety.
SP – Specific Plan	Specific plans create and specify the land use designations for the areas that they contain. However, the land use designations must be consistent with the General Plan.
Source: City of Rialto. (2010). *City of Rialto General Plan*. Pages 2-4 through 2-9. Retrieved from: https://yourrialto.com/DocumentCenter/View/1494/2010-General-Plan. Accessed September 7, 2021.	

ZONING

The City's Zoning Code can be found in City of Rialto Municipal Code (Rialto MC) Title 18. The Zoning Code's intent is to establish permitted land uses and development standards for each zone. It also is intended to implement GP goals and objectives; guide and manage development within the City in accordance with the GP; as well as reduce hazards to the public resulting from

the inappropriate location, use, or design of buildings and other improvements. The existing zoning for each of the candidate housing sites is specified in **Appendix A** and described in **Table 2-4: Existing Zoning**.

Table 2-4: Candidate Housing Sites - Existing Zoning

Zone	Description
Single Family Residential (R-1A)	Allows for the development of a single one-family dwelling on a minimum 10,000 square foot lot.
Single Family Residential (R-1B)	Allows for the development of a single one-family dwelling on a minimum 8,400 square foot lot.
Single Family Residential (R-1C)	Allows for the development of a single one-family dwelling on a minimum 7,700 square foot lot.
Multi-Family Residential (R-3)	Allows for the development of multiple family attached dwellings of up to four units. Five or more units can be conditionally allowed. Lots must be a minimum of one acre.
Administrative-Professional (A-P)	Allows for the development of offices for the practice of a profession, administration of a business.
Neighborhood Commercial (C-1)	Allows for the development of retail stores, offices (business or professional), and certain services.
Community Shopping Center (C-1A)	Allows for the development of uses permitted in C-1 and additional uses.
Foothill Boulevard Specific Plan	Allows for development of high density residential, residential uses mixed with less-intense commercial uses, and muti-story development to encourage revitalization of existing development.
Lytle Creek Ranch Specific Plan	Allows for the development of residential uses with density of 5-14 du/ac and for open space, neighborhood parks, golf, and recreation areas.
Renaissance Specific Plan	Allows for the development or residential uses with density of 3-35 du/ac.
Gateway Specific Plan	Allows for the development of retail commercial, office park, and industrial park uses.
Central Area Specific Plan	Allows for the development of commercial manufacturing or light industrial land uses, commercial uses, and increased density residential uses.
Rialto Airport Specific Plan	Allows for a range of uses including commercial, office, industrial, and residential uses.

Source: City of Rialto. (2010). *City of Rialto Municipal Code Title 18*. Available at https://library.municode.com/ca/rialto/codes/code_of_ordinances?nodeId=TIT18ZO. Accessed September 7, 2021.

2.3 Background

STATE POLICY AND AUTHORIZATION

California State Housing Element Law (California Government Code Article 10.6), enacted in 1969, establishes the requirements for Housing Elements. California Government Code (CGC) §65583 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every eight years. Additionally, the California Legislature identifies overall housing goals for the state to ensure every resident has access to housing and a suitable living environment.

HOUSING ELEMENT

Through the Housing Element, all California jurisdictions (cities and counties) are mandated to adequately plan to meet the housing needs of everyone in the community, regardless of economic status.[14] State law requires each city and county to adopt a General Plan as a "blueprint" for its physical development. A General Plan is a key tool that addresses a variety of subject areas and expresses the community's development goals related to the jurisdiction's future land uses. The Housing Element, one of seven State-mandated General Plan elements (i.e., Land Use, Housing, Circulation, Noise, Safety, Open Space, and Conservation), is prepared according to CGC §65583 requirements. California Government Code §65583 sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs.

The City's Housing Element is designated as Rialto GP Chapter Six. Rialto's Housing Element was last adopted in 2019 for the Mid-Cycle Update of the 5th Cycle – 2014-2021 planning period. This Housing Element, for the 2021-2029 planning period ("HEU" or "Project"), also referred to as "Plan to House Our Rialto," is a comprehensive update to the 2019 Mid Cycle Update. This HEU is part of a new update cycle for jurisdictions within the SCAG region to allow for synchronization with SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The Housing Element sets forth an eight-year strategy to address the City's identified housing needs, including specific implementing programs and activities. Some amendments have been made to Housing Element law since adoption of the City's Mid Cycle Housing Element. These new statutory provisions change the Housing Element's analysis reporting and policy requirements. The City of Rialto 6th Cycle (2021 – 2029) Housing Element complies with these amendments to state housing law and all other federal, state and local requirements.

HOUSEHOLD INCOME

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the County's Median Family Income (MFI):

- Very Low-income: households earning between 31 and 50 percent of the MFI
- Low-income: households earning between 51 percent and 80 percent of the MFI
- Moderate Income: households earning between 81 percent and 120 percent of the MFI
- Above Moderate Income: households earning over 120 percent of the MFI

State law also defines extremely low-income as households earning less than 30 percent of the MFI and are considered a subset of the very low-income category. Lower income groups refer to extremely low, very low, and low-income groups.

[14] California Department of Housing and Community Development (HCD). Available at https://www.hcd.ca.gov/community-development/housing-element/index.shtml. Accessed on August 10, 2021.

Rialto's household income characteristics can help identify housing types that would be affordable to the City's population. Income characteristics assist in determining what housing types and characteristics are required to meet the population's needs. **Table 2-5: Households by Income Category in Rialto** shows that lower income categories represent 44.7 percent of Rialto's households, while moderate to above moderate-income households represent 55.3 percent.

Table 2-5: Households by Income Category in Rialto

Income Category (Percent of County MFI)	Households	Percent
Extremely Low (30% MFI or less)	2,920	11.2%
Very Low (30% to 50% MFI)	3,560	13.7%
Low (50% to 80% MFI)	5,140	19.8%
Moderate or Above (Over 80% MFI)	14,395	55.3%
Total	26,015	100%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

REGIONAL HOUSING NEEDS ASSESSMENT

As previously noted, CGC §65583 sets forth the specific content requirements of a jurisdiction's housing element. Included in these requirements are obligations on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Councils of Governments (COGs) are required to determine existing and future housing need and the allocation of this need must be approved by HCD.

The City is a member agency of SCAG, who is responsible for preparing the Regional Housing Needs Assessment (RHNA) for all jurisdictions within the SCAG region and therefore acts as the COG for San Bernardino County in this case. The RHNA is mandated by State Housing Law as part of the periodic process of updating local General Plan Housing Elements.[15] It quantifies the housing need within each jurisdiction for all economic segments of the community (known as RHNA allocation plan) in four income categories: very low, low, moderate, and above moderate.

Per CGC §65584(d), the RHNA allocation plan determines existing and projected housing need with the following objectives:

- Increasing the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low- and very low-income households.
- Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to CGC §65080.

[15] Southern California Association of Governments (SCAG). *What is RHNA?* Available at https://scag.ca.gov/rhna. Accessed on August 10, 2021.

- Promoting an improved intraregional relationship between jobs and housing, including an improved balance between the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction.
- Allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent American Community Survey.
- Affirmatively furthering fair housing.

Each jurisdiction must demonstrate within its Housing Element that it can accommodate its RHNA allocation at all income levels. The California Department of Finance (DOF)'s population estimates and RHNA are also used for regional transportation planning purposes. Senate Bill (SB) 375 integrates RHNA with SCAG's Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS). In the past, the RHNA was undertaken independently from the RTP. However, in 2008, the California Legislature passed SB 375 as the land use and transportation planning component of the State's effort to reduce vehicle miles traveled (VMT) to achieve the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32) GHG emission reduction. The law recognizes the importance of planning for housing and land use in creating sustainable communities where residents of all income levels have access to jobs, services, and housing by using transit, walking, or bicycling.

RHNA ALLOCATION

As previously mentioned, RHNA allocates housing need based on future estimates of housing unit growth need over the RHNA planning period (2021-2029). The RHNA allocation plan identifies the projected number of DUs that will be needed to accommodate estimated future growth need during the planning period at specified levels of affordability. On March 4, 2021, SCAG adopted the final RHNA allocations and distributed the RHNA allocation to all local jurisdictions. **Table 2-6: City of Rialto 2021-2029 RHNA Allocation** provides the final RHNA allocation to the City. The City's projected housing need for the 6th Cycle planning period is 8,272 housing units, including 2,218 very low-income units and 1,206 low-income units.

Table 2-6: City of Rialto 2021-2029 RHNA Allocation

Income Level	% of Average Median Income (AMI)	RHNA Allocation (Housing Units)
Very Low Income	<50%	2,218
Low-income	50-80%	1,206
Moderate Income	80-120%	1,371
Above Moderate Income	>120%	3,477
Total		**8,272**
Source: SCAG, 2021		

In accordance with State Housing law, local governments must be accountable for ensuring that projected housing needs can be fully accommodated at all times during the Housing Element planning period. The HEU provides a framework for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land throughout the planning period. The Housing Element must identify and analyze the City's housing needs and establish reasonable goals, objectives, and policies based on those needs. The HEU must also identify candidate housing sites with the potential to accommodate housing at higher densities to meet the City's assigned low-income RHNA (extremely low, very low and low-income) category need.

2.4 Project Characteristics

The City is proposing the 6th Cycle Housing Element (2021–2029 planning period) as a comprehensive update to the City's Mid-Cycle update of the 5th Cycle (2014-2021). The City's goal for the Project is to achieve HCD's certification of its 6th Housing Element. The Housing Element includes the City's Housing Policy Plan, which addresses the City's identified housing needs, and includes goals, policies, and programs concerning housing and housing-related services, and the City's approach to addressing its share of the regional housing need.

The Plan to House Our Rialto: 6th Cycle Housing Element (2021-2029) ("Housing Element") has been prepared in compliance with State Housing Element law, contains the following components:

- **Section 1: Introduction** contains a summary of the Housing Element's content, organization, and statutory considerations;
- **Section 2: City of Rialto Community Profile** contains analysis of the City's population, household and employment base, and the housing stock's characteristics;
- **Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)** examines governmental and non-governmental constraints on housing production, maintenance, and affordability and summarizes housing resources, including identification of housing sites, and funding and financial considerations
- **Section 4: Housing Plan** addresses Rialto's identified housing needs, including housing goals, policies, and programs.
- **Appendices:**
    - Appendix A: Review of Past Performances
    - Appendix B: Inventory of Adequate Sites
    - Appendix C: Summary of Community Engagement
    - Appendix D: Glossary.

CANDIDATE HOUSING SITES INVENTORY

To demonstrate the availability of sites to accommodate the 2021-2029 RHNA allocation, the City completed a parcel-specific land inventory that identifies potential candidate housing sites appropriate to accommodate the City's 2021-2029 RHNA allocation. These candidate housing sites include those that have y been or will be constructed or issued permits during the 2021-2029 planning period, sites with existing residential zoning capacity, and sites to be rezoned as part of the Housing Element's policy program; see **Table 2-7: Summary of RHNA Status and Sites Inventory**. As shown in **Table 2-7**, the City's total potential development capacity is approximately 16,368 housing units, which would exceed the City's RHNA allocation of 8,272 housing units by approximately 8,096 units (or approximately 98 percent over the RHNA allocation).

Table 2-7: Summary of RHNA Status and Sites Inventory (Housing Units)

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA (2021-2029)	2,218	1,206	1,371	3,477	8,272
Units Constructed/Issued Permits in Projection Period (Begins June 31, 2021)	0	0	0	387	387
Remaining Unmet RHNA	2,218	1,206	1,371	3,090	7,885
	3,424				
Existing Zoning – Unit Capacity					
5th Cycle Sites	0		0	62	62
Accessory Dwelling Unit (ADU) Projection	74		45	9	128
Entitled, Private Specific Plans					
Lytle Creek Ranch Specific Plan	0		623	5,637	6,260
Renaissance Specific Plan	0		404	875	1,279
Opportunity Areas Under Existing Zoning					
1 - Foothill Boulevard Specific Plan	1,442		126	996	2,564
2 - North Riverside Avenue	1		0	1	2
3 - Gateway Specific Plan	0		0	0	0
4 - Rialto Central Area Specific Plan	15		0	13	28
5 - Baseline Parcels	32		3	23	58
6 - Baseline Shopping Center	0		0	0	0
7 - Randall Avenue Sites	0		0	0	0
Total Capacity Under Existing Zoning in 7 Opportunity Areas	1,520		129	1,033	2,652
Total Capacity Under Existing Zoning	1,564		1,201	7,545	10,381
Remaining Unmet RHNA	1,860		170	+4,455	+2,496
Rezone Strategies – Unit Capacity Over Existing Zoning					
Opportunity Areas with Rezone/Upzone Programs*					
1 - Foothill Boulevard Specific Plan	1,603		153	1,210	2,966
2 - North Riverside Avenue	219		19	159	397

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
3 - Gateway Specific Plan	384		35	278	697
4 - Rialto Central Area Specific Plan	240		11	191	442
5 - Baseline Parcels	80		5	61	146
6 - Baseline Shopping Center	464		43	329	836
7 - Randall Avenue Sites	65		5	46	116
Total Capacity Under Rezone/Upzone	3,055		271	2,274	5,600
Total Potential Development Capacity (Constructed/Permit Issued, Existing Zoning and Rezone/Upzone)	4,619		1,472	10,206	16,368
Sites Surplus/Shortfall (%)	35%		7%	196%	98%
Sites Surplus/Shortfall (#)	1,195		101	6,800	8,0968,096
**Note – unit capacity shown is the net units gained by the rezone.*					

The candidate housing site inventory in **Appendix A** provides a breakdown of the potential 16,368 housing units from the 315 candidate housing sites, which are comprised of 315 potential buildable parcels. The Housing Element identifies potential candidate housing sites by income category to meet the City's RHNA Allocation; see *Appendix A* for further details. The City demonstrates the capacity to accommodate up to 16,368 candidate housing sites through existing capacity and future rezoned capacity. The candidate housing sites are either residentially zoned or within areas of opportunity identified by the City with supporting strategies to stimulate future housing growth. Each site's development capacity depends on permitted density, site-specific factors, and development assumptions identified for each "Opportunity Area." **Exhibit 2-3** depicts the candidate housing sites identified for future housing development, as facilitated by Project implementation.

Table 2-7 shows the City's 6th Cycle RHNA need by income category and summarizes sites identified to meet the need. The analysis demonstrates that Rialto has the capacity to meet their 6th Cycle RHNA allocation through the following methods:

- Identification of development capacity on entitled Specific Plans.
- Identification of development capacity on sites, which permit residential development at or above 30 dwelling units per acre (du/ac).
- Identification of entitled/approved projects that do not have Certificates of Occupancy.
- Future development of Accessory Dwelling Units (ADUs) assumptions using SCAG/HCD approved methodologies.
- Identification of opportunity areas for future rezone to higher-density residential use.

All candidate sites were evaluated based on surrounding and existing on-site development to determine the extent to which existing, established uses have the likelihood to redevelop within the 2021-2029 planning period.

As discussed above, to accommodate their RHNA allocation, the City has identified candidate sites that yield 16,368 potential housing units within the City, which exceeds the total required RHNA growth need of 8,272 housing units and result in a surplus of 8,096 housing units or 98 percent; see **Table 2-7.**

As shown in **Table 2-7**, 387 units have been constructed and/or permits have been issued. As also shown in **Table 2-7**, a total of 10,429 housing units would be provided through existing zoning, which includes 128 Accessory Dwelling Unit (ADU) units, within entitled specific plans (7,539 units), and within seven opportunity areas under existing zoning (2,652 units). Additionally, a total potential development capacity of approximately 5,600 units is accommodated within seven opportunity areas with rezone/upzone programs; see Housing Program 2A: Provide Adequate Sites to Accommodate the RHNA discussion below. Of the potential 16,368 candidate housing sites, 5,728 housing units (ADU and rezoned units) are considered unplanned.

The Project analyzed in this IS/MND is limited to the City's housing policy and program of actions to support those policies to support the City's compliance with State housing regulations. Therefore, this IS/MND evaluates changes from the proposed rezone/upzone programs at a policy level and does not evaluate their implementation. Implementation of the rezone/upzone programs is a future action that will be evaluated in future CEQA analysis.

All the candidate housing sites within the inventory with a capacity to accommodate very low-/low-income units meet the criteria set forth by AB 1397 (or have specific justification for their inclusion). As an additional strategy to create adequate capacity for the development of lower income units, the City assumes only a portion of (approximately half) of the full capacity of each of candidate housing sites will develop at lower-income affordable levels.

The City recognizes that sites within the inventory will not likely develop at the affordability assumptions identified within **Appendix A.**

For example, some sites may develop at higher densities or lower affordability levels, and some may develop with lower densities or higher affordability levels. For this reason, the City has included a buffer of 45% (1,533 units) on the total number of very low and low-income units to assist in accommodating potential differences in future housing development. There is also an overall buffer of 131% (10,802 units), averaged over all income categories, of capacity built into the inventory.

The Housing Element establishes goals, policies, and programs (*Section 4: Housing Plan*) that identify funding opportunities and partnering with the development community to increase the amount of affordable housing built in future developments. The City recognizes that should a "No

Net Loss" situation occur, they will be required to identify additional sites to demonstrate the ability to accommodate any future unaccommodated RHNA need.

Depending on the City's policy preferences and guidance from HCD, it is possible that not all the candidate sites included in the Project will be included in the final HEU, but this IS/MND analysis considers all candidate housing sites to provide a conservative analysis of potential environmental impacts. The candidate sites are discussed in greater detail in **Appendix A**.

GOALS AND POLICIES

As required by State Housing Element law, the Housing Plan facilitates and encourages the provision of housing and identifies sites to accommodate RHNA growth need. The plan would implement strategies and programs intended to address the City's housing needs and meet the City's current housing goals, which are:

- **Housing Goal #1**: Maintain and improve the quality of existing housing and neighborhoods in Rialto.
- **Housing Goal #2**: Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region.
- **Housing Goal #3**: Maximize the use of available financial resources and pursue creative and resourceful methods to reduce the overall cost of housing.
- **Housing Goal #4**: Alleviate any potential governmental constraints to housing production and affordability.
- **Housing Goal #5**: Promote equal opportunity for all residents to reside in the housing of their choice.

The goals listed above are described throughout the Housing Plan with accompanying policies and programs to achieve them. The goals and policies are provided in their entirety in the Housing Element Update.

IMPLEMENTATION PROGRAMS

The Implementation Programs proposed to implement each goal and policy are included in their entirety in the Housing Element Section 4 - Housing Plan (see **Appendix A**).

Housing Conservation and Improvement

- **Housing Program 1A**: Acquisition, Rehabilitation, and Resale Program
- **Housing Program 1B**: Funding for Housing Rehabilitation Programs
- **Housing Program 1C**: Code Enforcement
- **Housing Program 1D**: Multi-Family Improvement Districts

- **Housing Program 1E**: Citywide Homeowner Association Survey
- **Housing Program 1F**: Targeted Neighborhood Approach
- **Housing Program 1G**: Receivership

Housing Availability and Production

- **Housing Program 2A**: Provide Adequate Sites to Accommodate the RHNA
- **Housing Program 2B**: Accessory Dwelling Unit Construction
- **Housing Program 2C**: Accessory Dwelling Unit Monitoring Program
- **Housing Program 2D**: Objective Design Standards
- **Housing Program 2E**: SB 35 Streamlining
- **Housing Program 2F**: Emergency Shelters
- **Housing Program 2G**: Transitional and Supportive Housing
- **Housing Program 2H**: Housing for Persons with Developmental Disabilities
- **Housing Program 2I**: Manufactured Housing
- **Housing Program 2J**: Condominium Conversion
- **Housing Program 2K**: Single-Room Occupancy (SRO)
- **Housing Program 2L**: Alternative Housing Concepts

Housing Affordability

- **Housing Program 3A**: Down Payment Assistance Program
- **Housing Program 3B**: Acquisition, Rehabilitation, and Rental Program
- **Housing Program 3C**: Preserve and Monitor At-Risk Units
- **Housing Program 3D**: Mobile Home Park Preservation
- **Housing Program 3E**: County Homeownership Program
- **Housing Program 3F**: Good Neighbor Next Door Program
- **Housing Program 3G**: County Housing Voucher Program
- **Housing Program 3H**: Tenant-Based Rental Assistance

Removing Governmental Constraints

- **Housing Program 4A**: Density Bonus

- **Housing Program 4B**: Remove Development Constraints
- **Housing Program 4C**: Water and Sewer Service Providers
- **Housing Program 4D**: Availability of Zoning, Development Standards, Fees and Inclusionary Requirements Online

Equal Housing Opportunity

- **Housing Program 5A**: Affirmatively Furthering Fair Housing Services
- **Housing Program 5B**: Fair Housing Services
- **Housing Program 5C**: Reasonable Accommodation
- **Housing Program 5D**: Emergency Shelters, Transitional and Supportive Housing
- **Housing Program 5E**: Supportive Housing/Low Barrier Navigation Centers

2.5 Development Capacity Projections for Future Site Development

State CEQA Guidelines §15378(a) defines a "project" as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed HEU Project does not propose new residential or other development on any of the 315 candidate sites identified in the Housing Element and evaluated in this IS/MND; rather, it demonstrates capacity for future development consistent with State law. Future development would occur on these sites in incremental phases over time depending upon numerous factors such as market conditions, and economic and planning considerations, and at the individual property owners' discretion.

2.6 Project Phasing

The Housing Element is a policy document that presents the City's policies and programs to achieve housing objectives during the 2021-2029 planning period. Foundational to this analysis is that growth projections represent a theoretical development capacity, which, consistent with the Housing Element planning period, is estimated to be accommodated by 2029. However, the Project does not propose development, rather it is intended to accommodate and encourage housing development to accommodate the projected need at all income levels within the City. The 16,368-unit development capacity and planning period are both based on theoretical conditions used to conduct a thorough and conservative analysis of potential environmental impacts that would result from future development accommodated through Project implementation. The development capacity and planning period do not consider factors that influence the timing of development, such as economics and market forces, among others. Individual projects would occur incrementally over time, largely based on economic conditions, market demand, and other planning considerations.

The actual rate of housing development would be outside of the City's control and would be dictated by factors that influence development, as described above. Therefore, while the City's total estimated development capacity is 16,368 units, it is unlikely that the anticipated development would occur within the Housing Element's 2029 planning horizon. Moreover, not all the candidate sites analyzed as part of the Project are likely to be included in the final Housing Element. The Project's intent is to demonstrate capacity (i.e., land use designations and zoning). Actual construction is contingent on the housing market's ability to construct housing for all income groups, rather than generating the full development capacity housing within the planning cycle. The Project further directs the development capacity to occur where planned growth is best suited to occur. Therefore, to provide a conservative analysis (i.e., a "worst-case" scenario environmentally), this IS/MND assumes Project buildout by 2029.

2.7 Project Approvals

The City of Rialto is the Lead Agency under CEQA and is responsible for reviewing, approving, and adopting this IS/MND. The City will consider the following discretionary approvals for the Project:

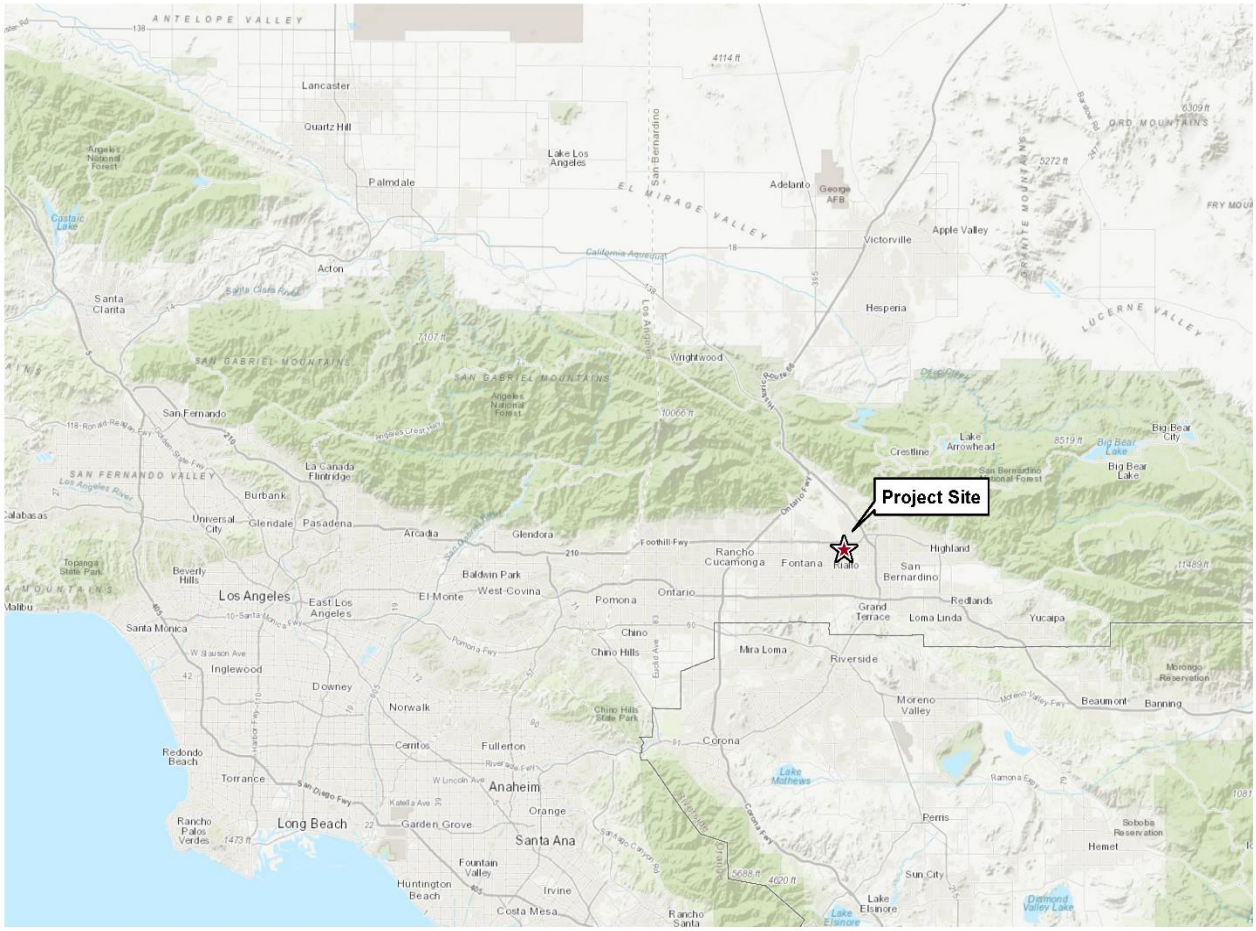
- Adoption by Resolution, the 6th Cycle Housing Element Update (2021-2029)

The Project additionally requires the following approval from HCD following the City's final adoption of the 2021-2029 Housing Element Update:

- Review of the draft 202re1-2029 Housing Element Update to determine compliance with state law and submittal of written findings to the City.

No discretionary approvals from other agencies are required.

Exhibit 2-1: Regional Map



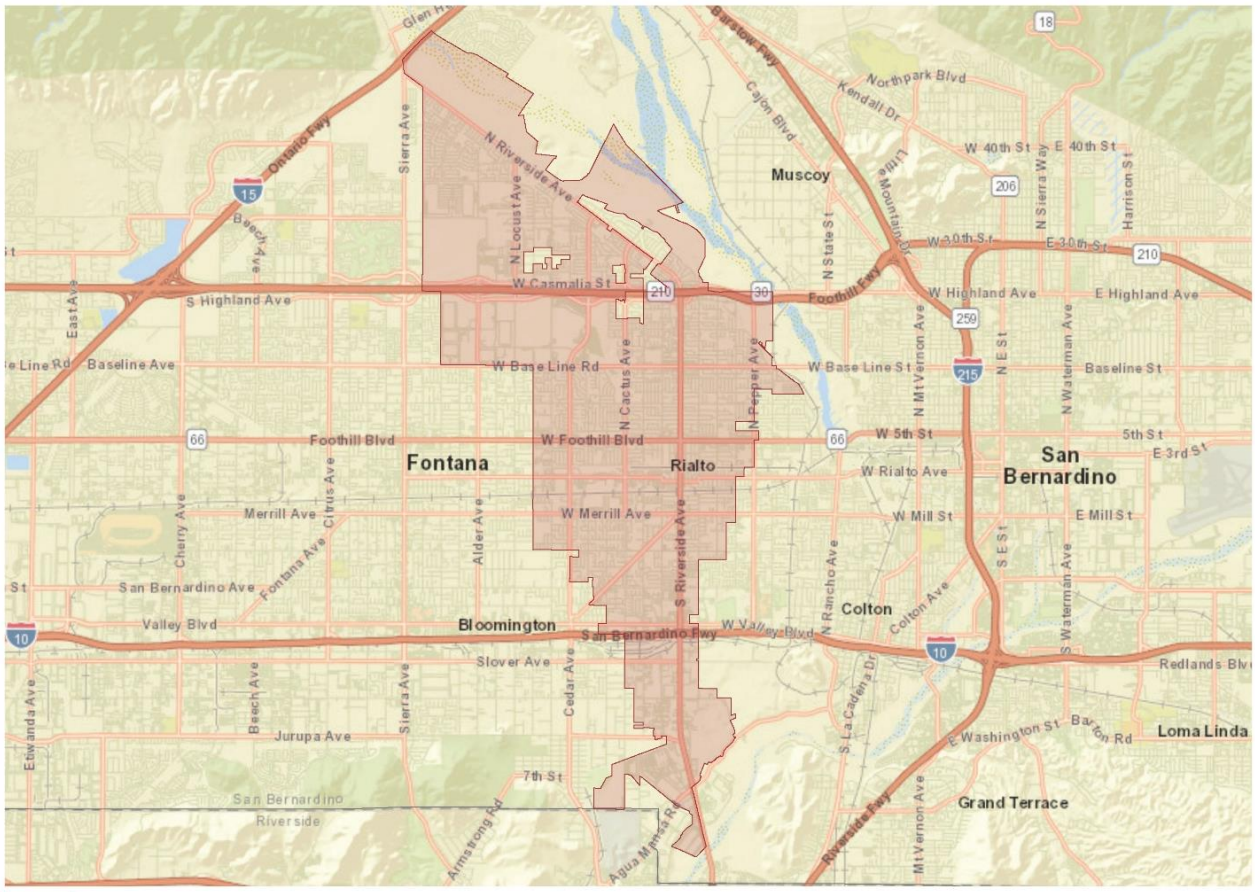
Source: ESRI World Street Map

EXHIBIT 1: Regional Map
City of Rialto

NOT TO SCALE

Kimley»Horn

Exhibit 2-2: Vicinity Map



Source: ESRI World Street Map

EXHIBIT 2: Local Vicinity Map
City of Rialto

Exhibit 2-3: Map of Candidate Housing Sites

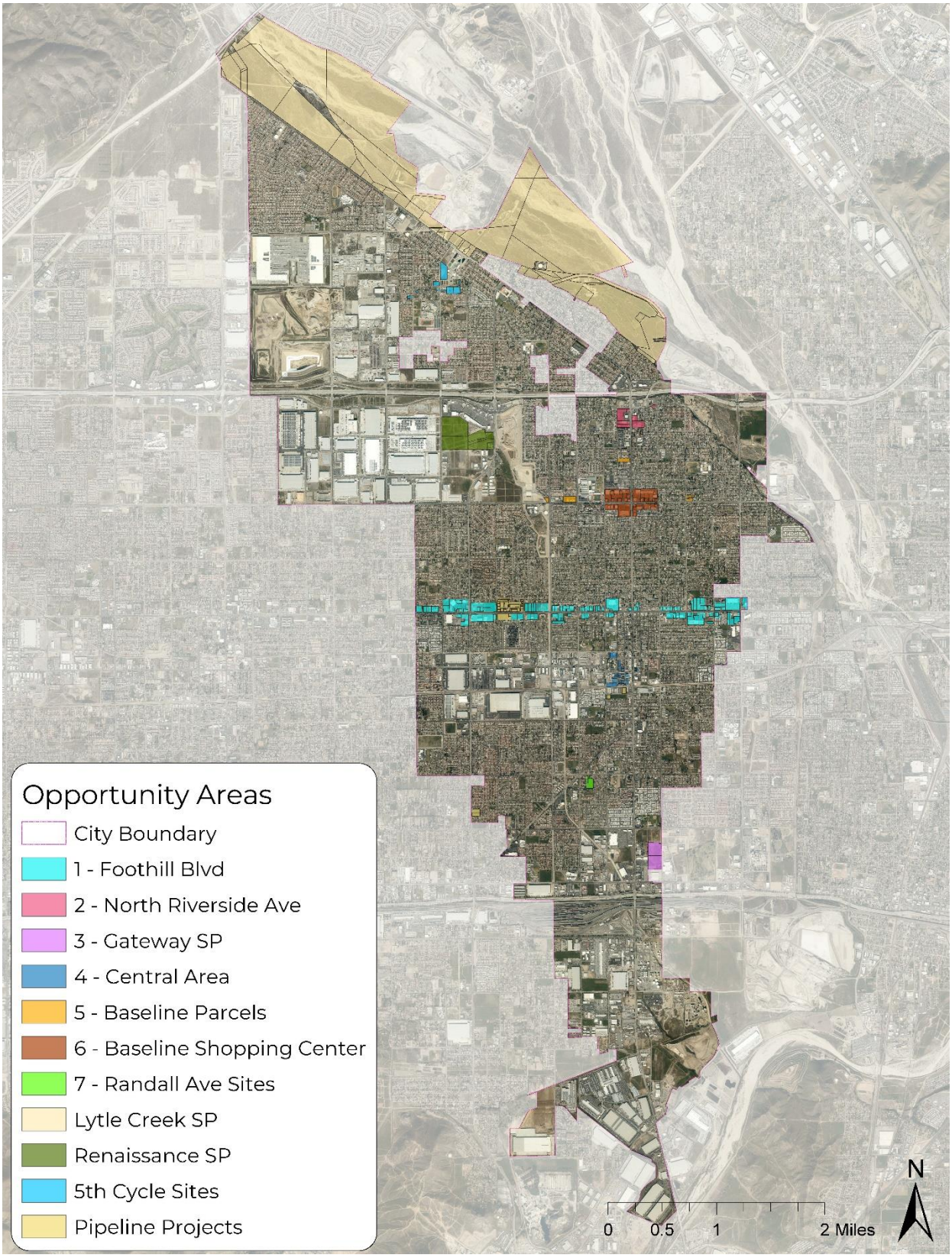


Exhibit 2-4: 5th Cycle Sites

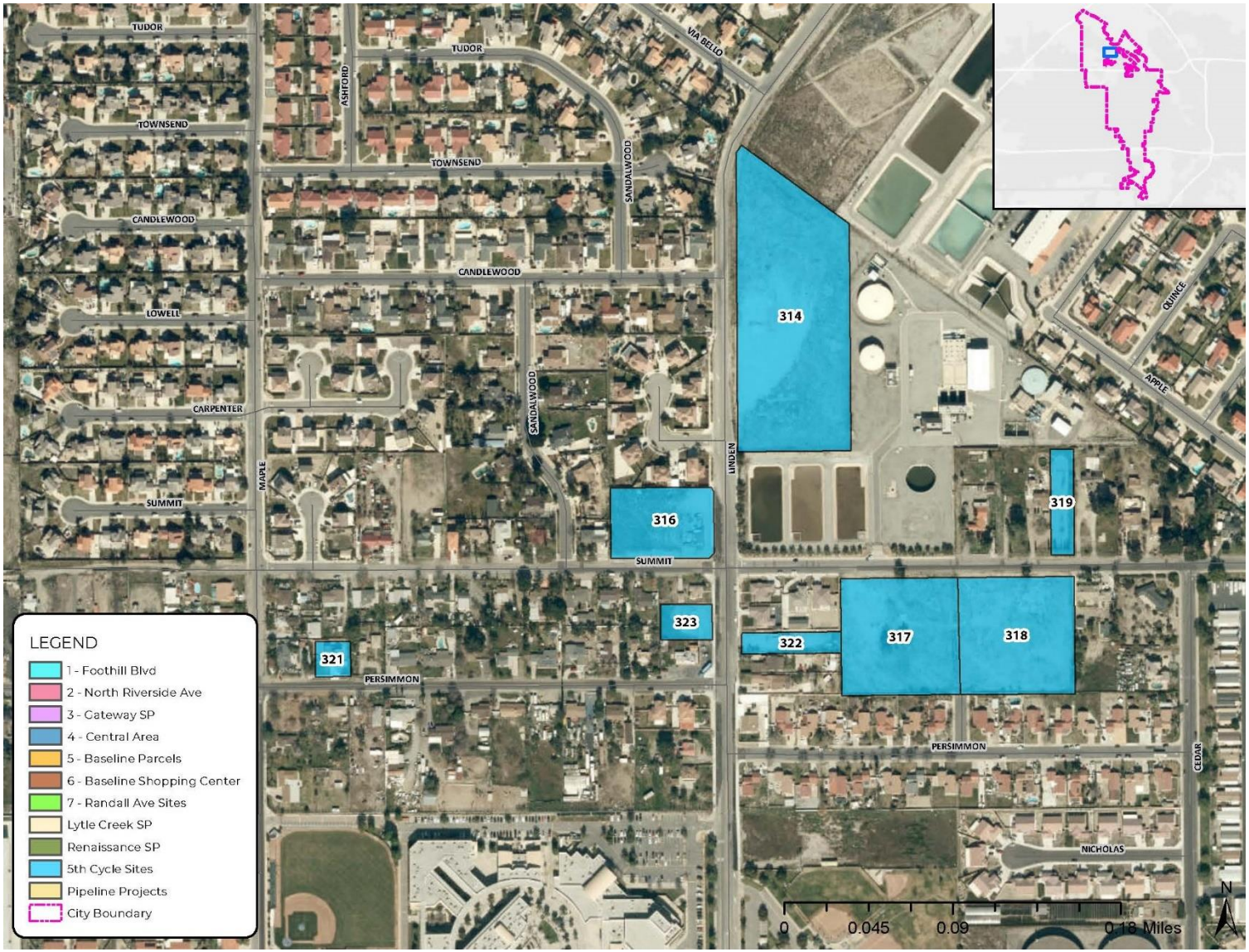


Exhibit 2-5: Renaissance Specific Plan

Exhibit 2-6: Lytle Creek Ranch Specific Plan

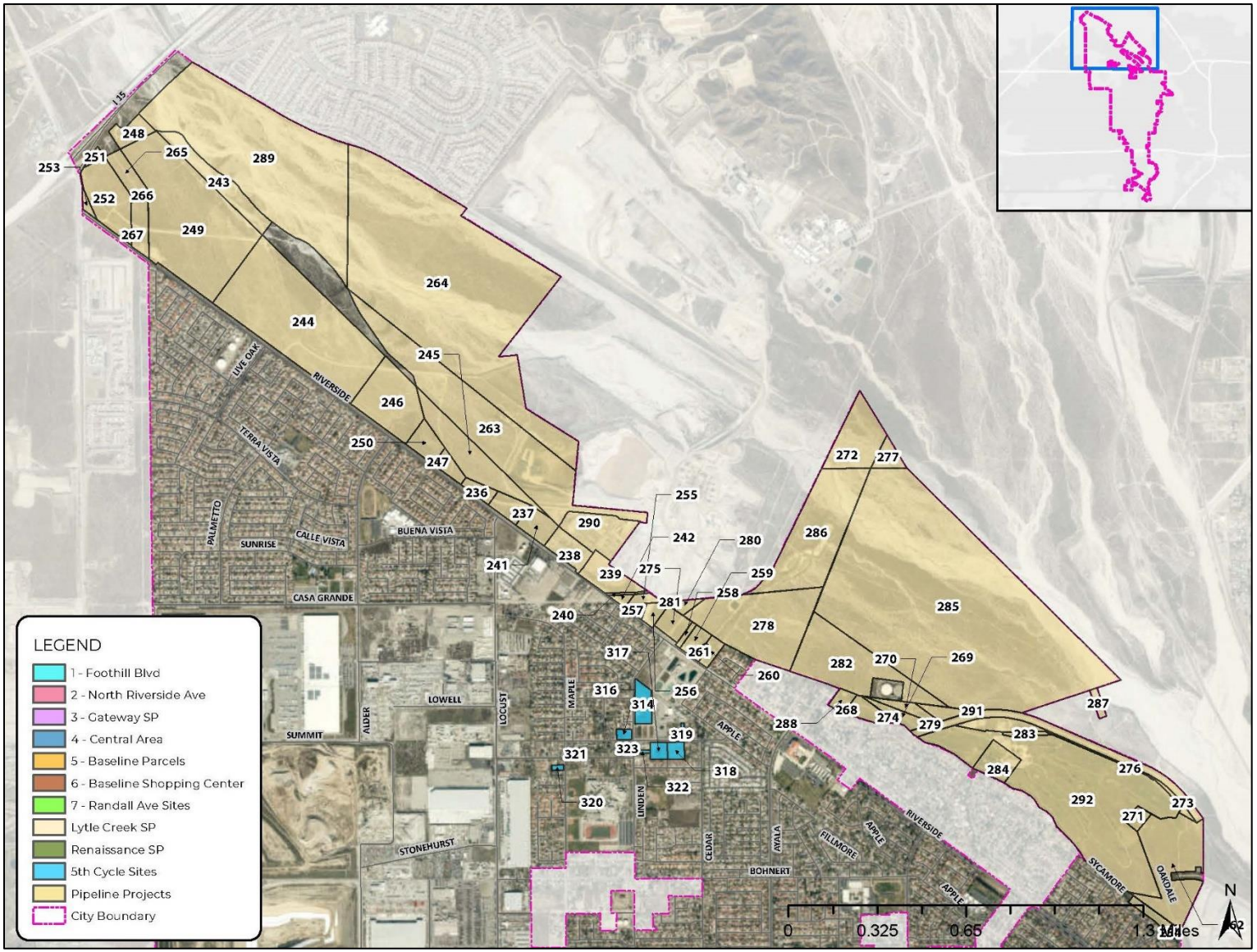


Exhibit 2-7: Map of Foothill Boulevard Specific Plan (Opportunity Area 1)

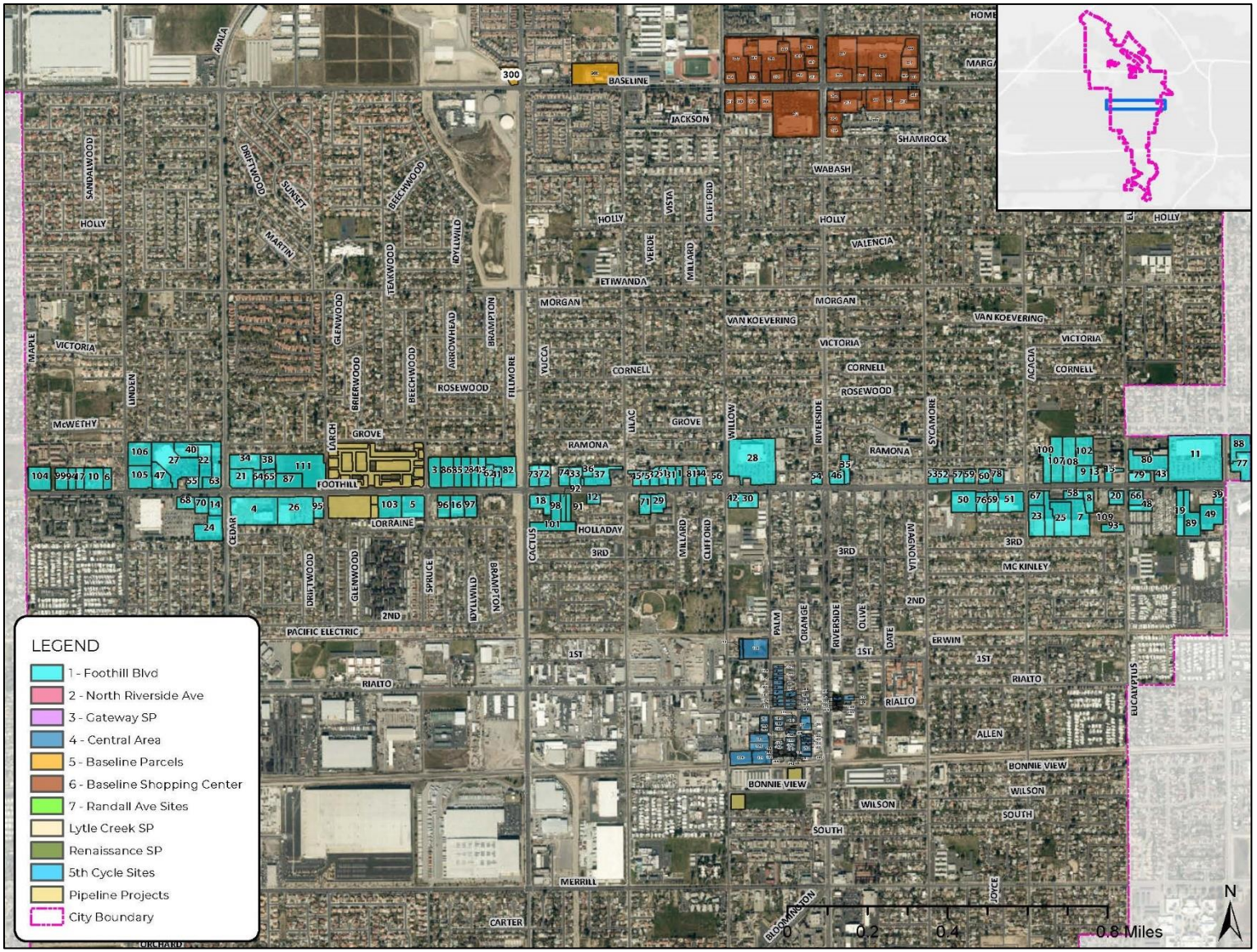


Exhibit 2-8: Map of North Riverside Avenue (Opportunity Area 2)

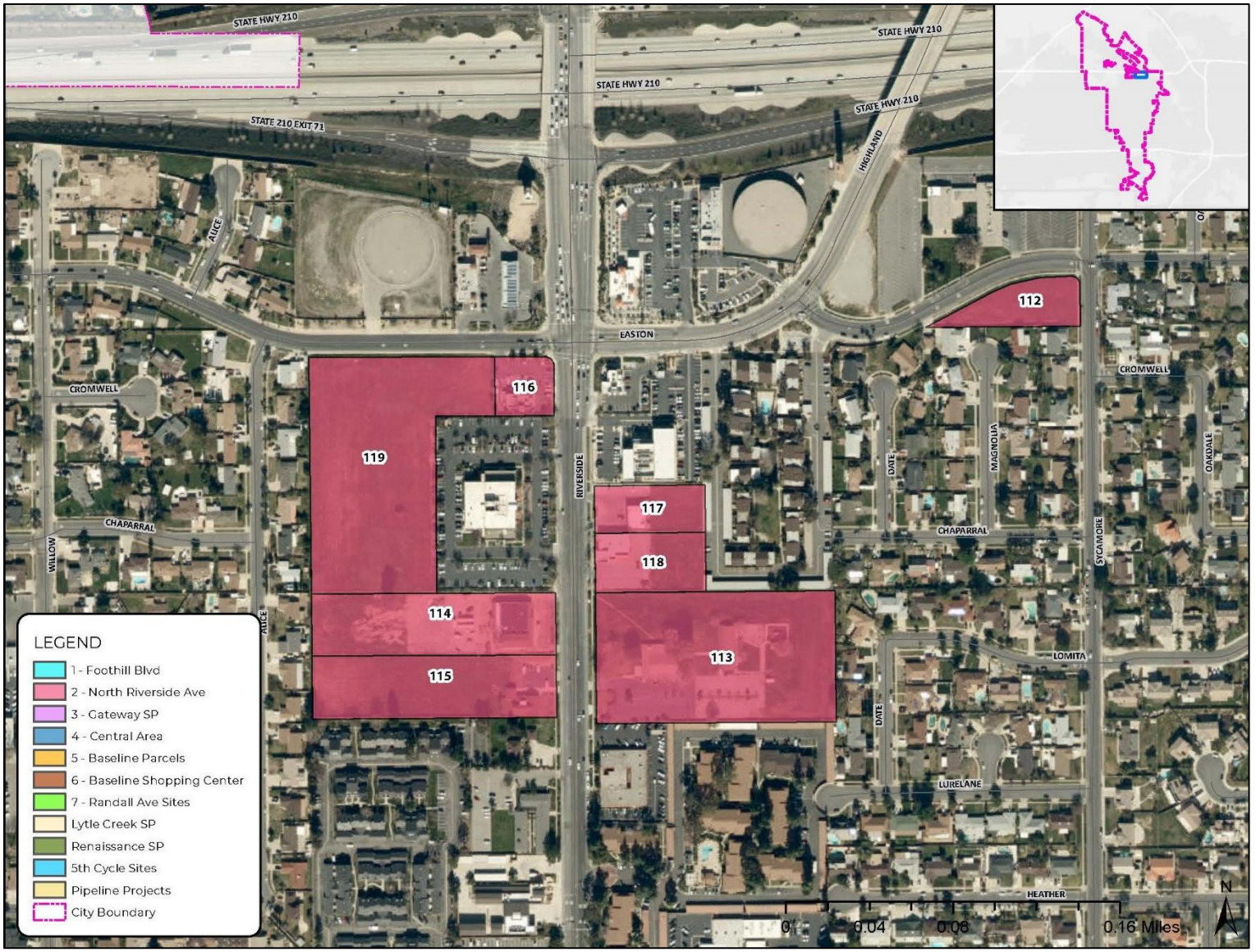


Exhibit 2-9: Map of Gateway Specific Plan (Opportunity Area 3)

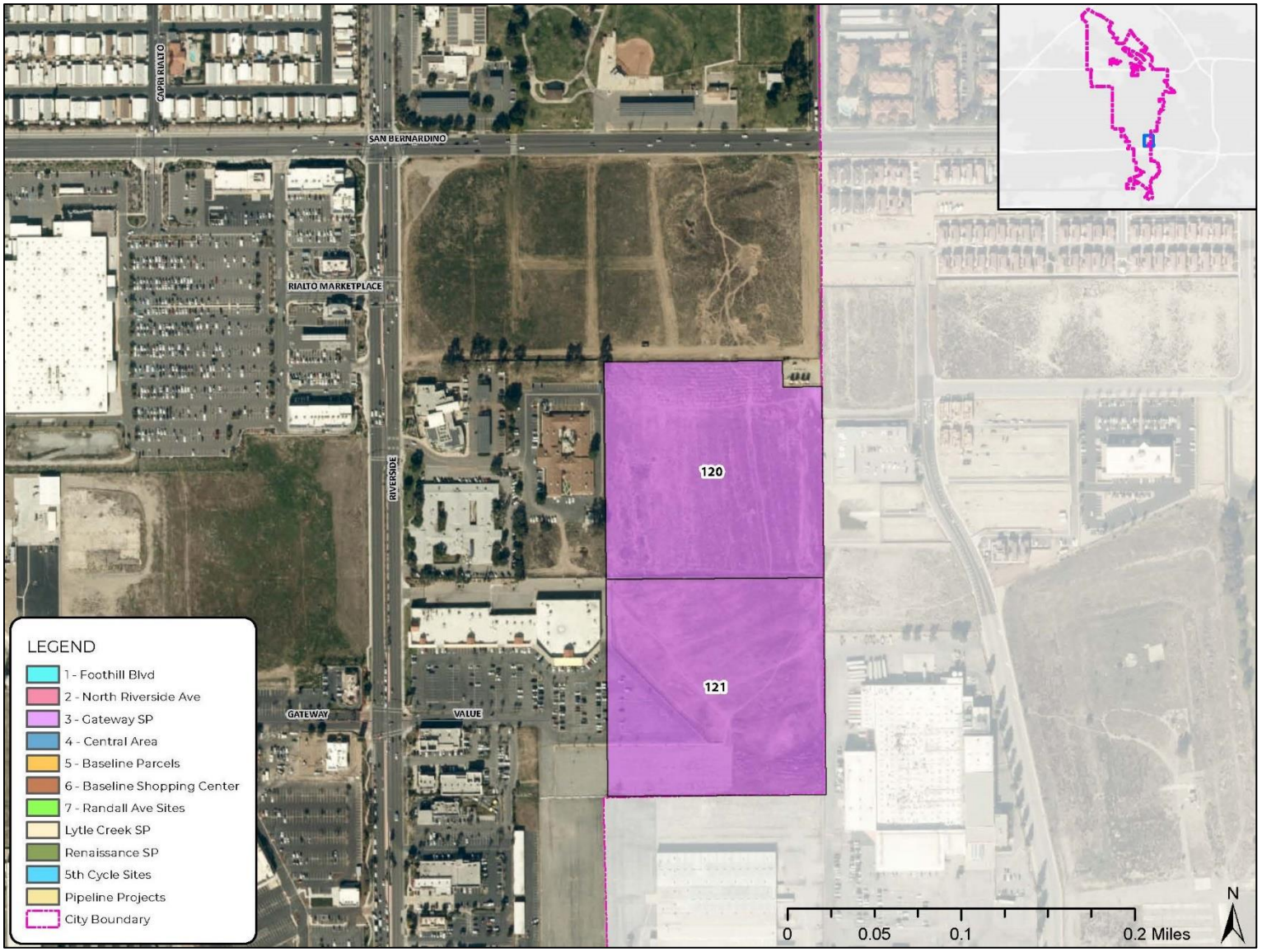


Exhibit 2-10: Map of Rialto Central Area Specific Plan (Opportunity Area 4)

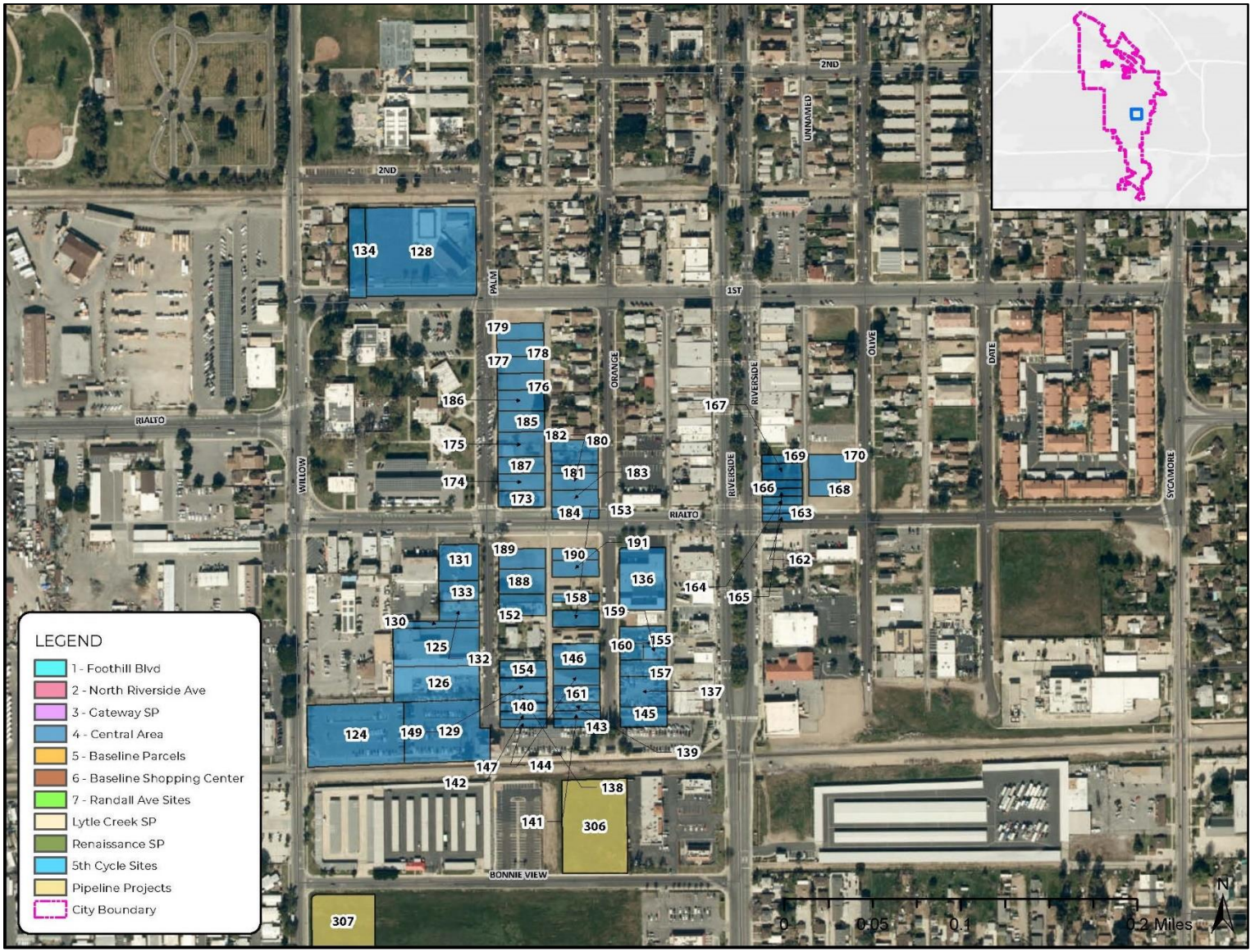


Exhibit 2-11: Map of Baseline Parcels (Opportunity Area 5)

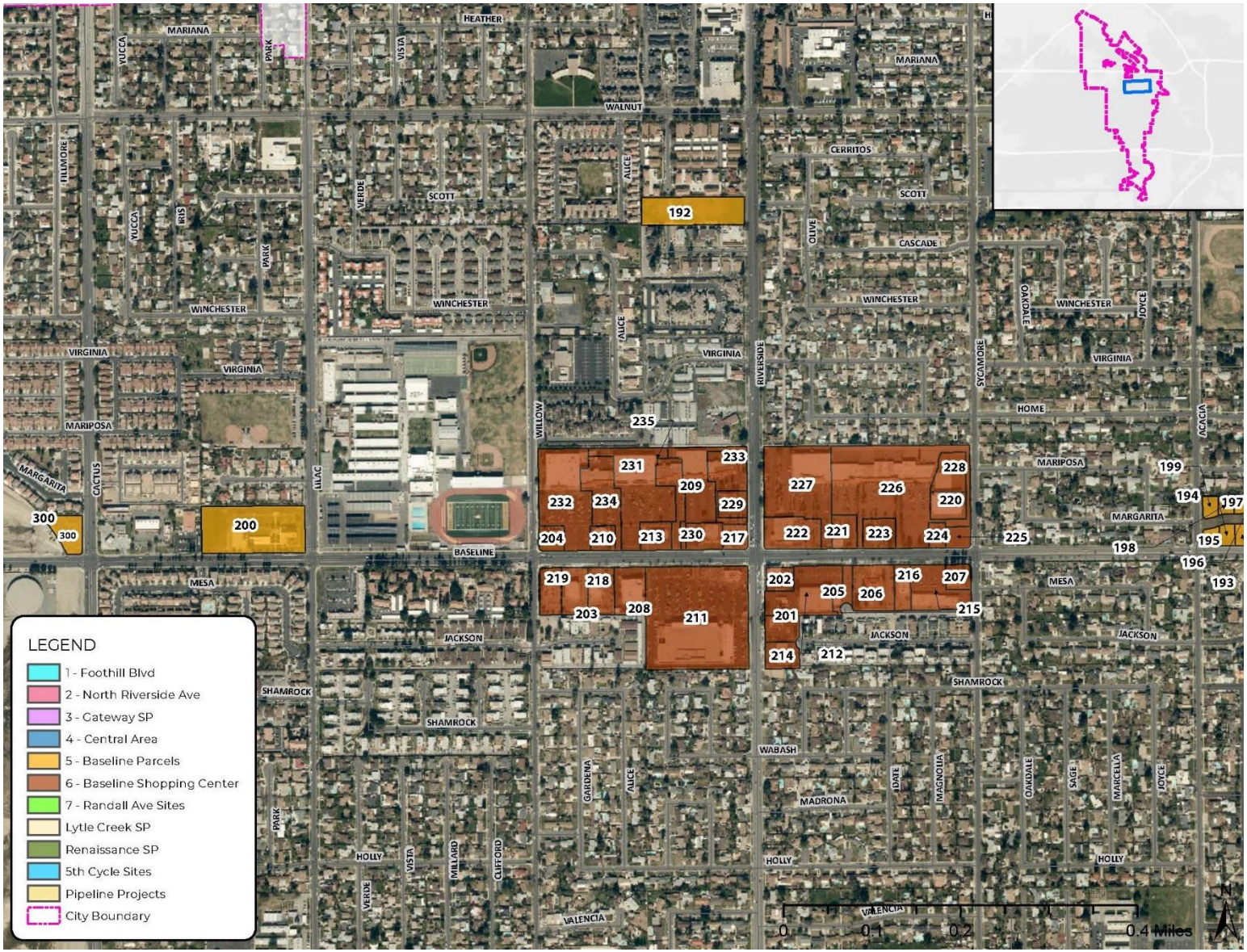


Exhibit 2-12: Map of Baseline Shopping Center (Opportunity Area 6)

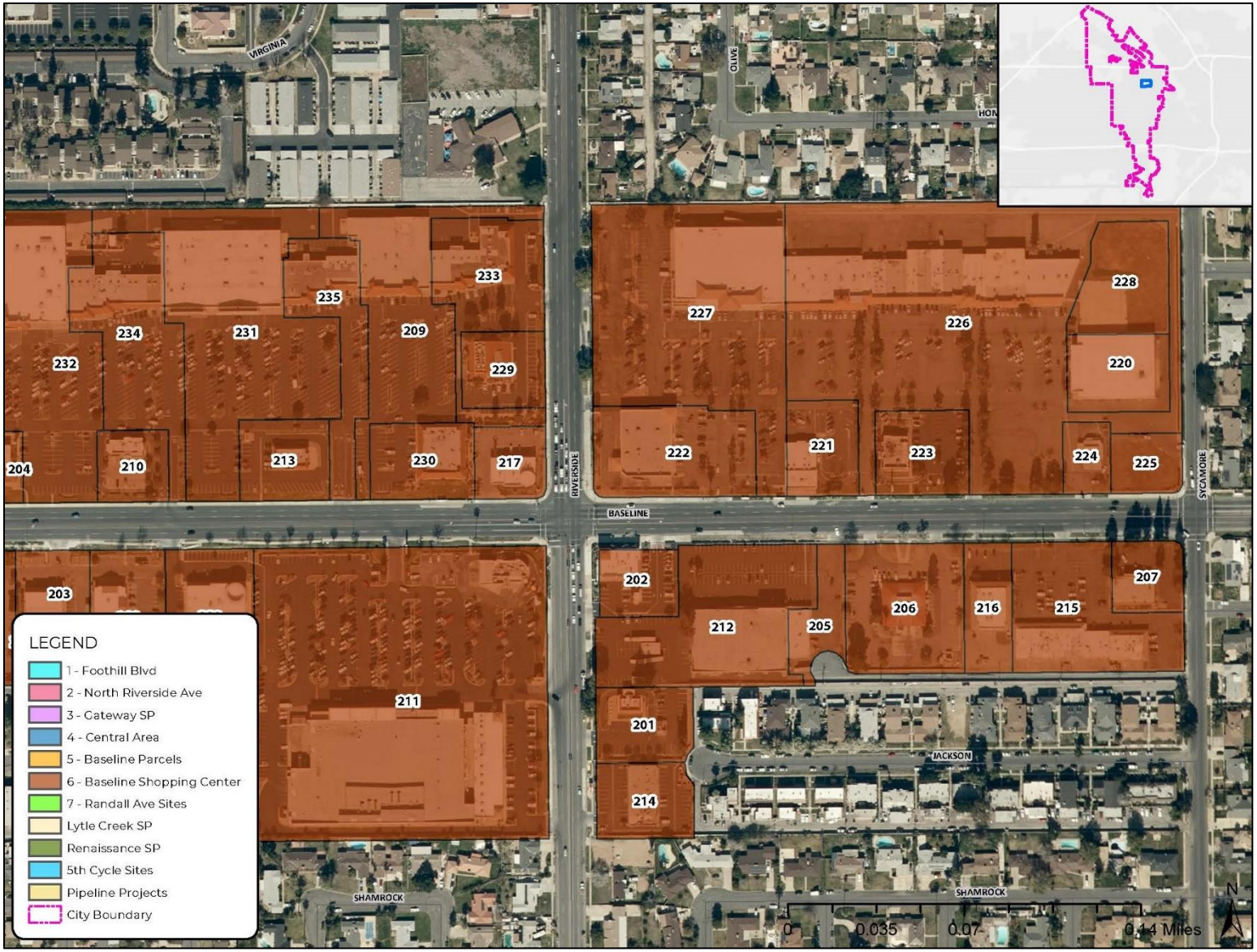
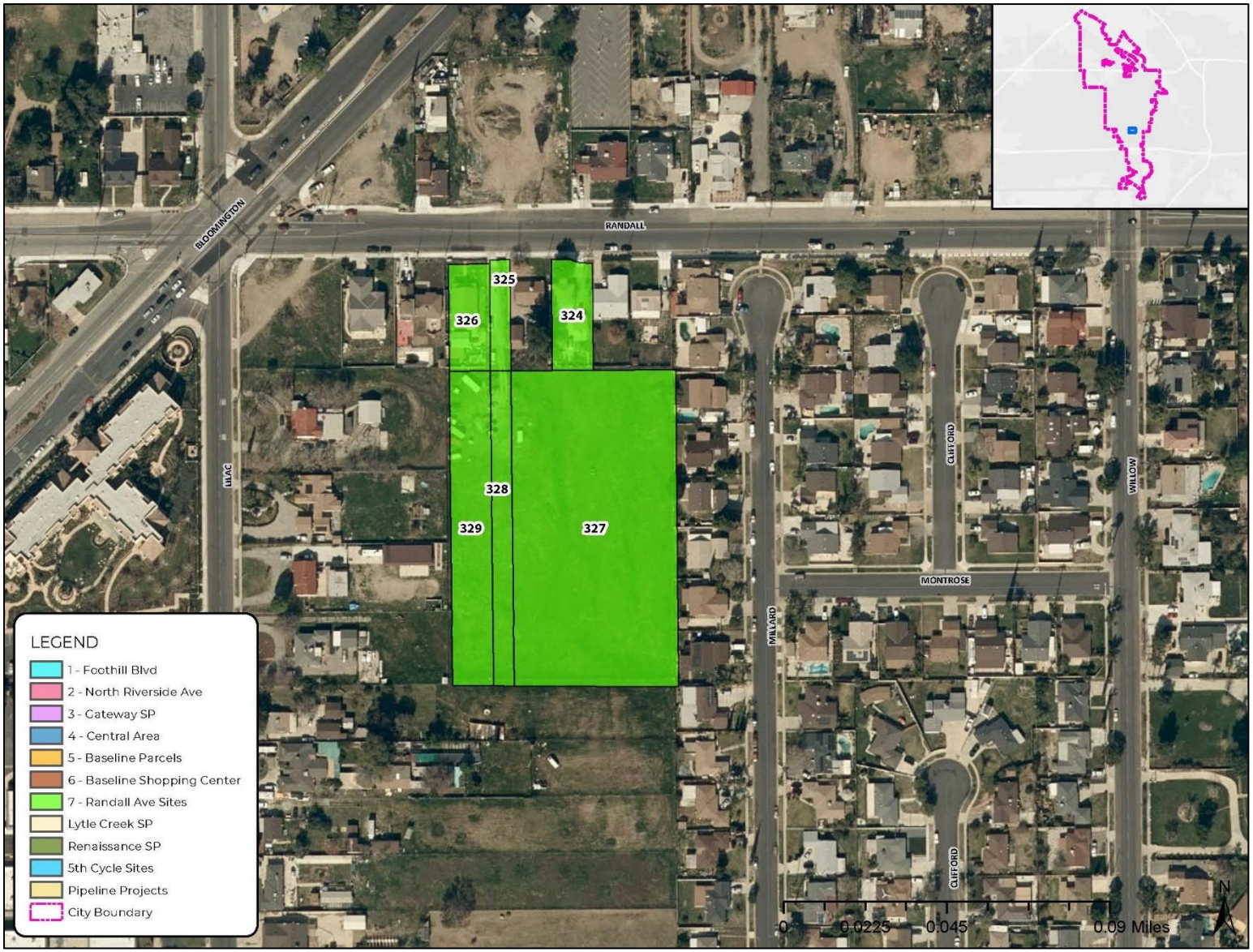


Exhibit 2-13: Map of Randall Avenue Sites (Opportunity Area 7)



3.0 INITIAL STUDY CHECKLIST

1. Project Title

City of Rialto 6th Cycle Housing Element Update

2. Lead Agency Name and Address

City of Rialto
150 S Palm Avenue
Rialto, CA 92376

3. Lead Agency Contact Person and Phone Number

Siri Champion, Senior Planner
909-421-8072

4. Project Location

The Project site is comprised of the entire City of Rialto.

5. Other public agencies whose approval is required

California Department of Housing and Community Development

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

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's (NAHC) Sacred Lands File per PRC section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation (OHP). Please also note that PRC section 21082.3(c) contains provisions specific to confidentiality.

On June 7, 2021, the City initiated tribal consultation with interested California Native American tribes consistent with Assembly Bill (AB) 52 and Senate Bill (SB) 18. The City and San Manuel Band of Mission Indians (SMBMI) held a consultation call on August 16, 2021.

3.1 Environmental Factors Potentially Affected by the Project

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

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

Determination

On the basis of this initial evaluation, the following finding is made:

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 could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
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 or a 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 IS/MND or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier IS/MND or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

CITY OF RIALTO

Siri Champion, Senior Planner
(Prepared by)

Signature

1-5-22
Date

3.2 Evaluation of Environmental Impacts

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an IS/MND is required.

4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from a "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) Earlier analyses may be used where, pursuant to the tiering, program IS/MND, or other CEQA process, an effect has been adequately analyzed in an earlier IS/MND or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analyses Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

6) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

AESTHETICS

ENVIRONMENTAL IMPACTS Issues		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1.	**AESTHETICS. Except as provided in Public Resources Code Section 21099, Would the project:**				
a)	Have a substantial adverse effect on a scenic vista?			X	
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c)	Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d)	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

1(a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The City's scenic resources and views include the San Gabriel Mountains and San Bernardino Mountains located to the north of the City and the La Loma Hills, Jurupa Hills, Box Spring Mountains, Moreno Valley, and Riverside located to the south of the City.[16] A substantial adverse effect to visual resources could result in situations in which a development project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista, impairs views from other properties, or has a substantial change to the natural landscape.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. The Project could have an adverse effect on a scenic vista, depending on its location and potential to obstruct an identified public scenic vista or impair views of scenic vistas from other properties. For many of the candidate housing sites, views are currently obstructed due to intervening structures and vegetation, as well as topographical differences.

All future housing development facilitated by the HEU would be required to adhere to all State and local requirements, including the City's development review process, and required to demonstrate consistency with General Plan policies and compliance with Rialto Municipal Code

[16] City of Rialto. (2010). *The City of Rialto General Plan*. Retrieved from: https://yourrialto.com/DocumentCenter/View/1494/2010-General-Plan. Accessed August 12, 2021.

(Rialto MC) standards intended to avoid obstructions of scenic vistas and/or avoid impairing views of scenic vistas from other properties. Future housing developments would be required to adhere to the General Plan Community Design Goal 2-14 and Policies 2-14.1 and 2-14.2 that encourage the protection of scenic resources and views, as follows:

- **Policy 2-14.1:** Protect views of the San Gabriel and San Bernardino Mountains by ensuring that building heights are consistent with the scale of surrounding, existing development; and
- **Policy 2-14.2:** Protect views of the La Loma Hills, Jurupa Hills, Box Spring Mountains, Moreno Valley, and Riverside by ensuring that building heights are consistent with the scale of surrounding, existing development.

Future housing developments would be required to adhere to applicable requirements and demonstrate consistency following compliance with the above General Plan policies and Rialto MC Title 18, the proposed HEU would not have a substantial adverse effect on a scenic vista. Therefore, impacts to scenic vistas would be less than significant.

1(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

No Impact. There are no officially designated State scenic highways within the City. The nearest eligible scenic highway to the City, which is approximately 9 miles east of the City's eastern boundary, is a southbound portion of the State Route (SR) 330 between Post Mile (PM) R29.5 and PM 44.118. The nearest officially designated State scenic highway, which is approximately 52 miles east of the City's eastern boundary, is a portion of SR 38 between PM 31 and PM 46.7.[17]Therefore, the Project would not damage scenic resources within a State scenic highway. No impact would occur in this regard.

1(c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Therefore, the Project would result in a significant impact if it would conflict with applicable zoning and other regulations governing scenic quality.

The Rialto GP contains goals and policies that govern scenic quality. Goal 2-14 includes policies which are intended to protect the scenic vistas and resources within the City. **Table 2-4** lists the zoning for each of the candidate housing sites, as well as their corresponding regulations. The

[17] California Department of Transportation (Caltrans). (2021). California State Scenic Highway System Map. Retrieved from: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed August 12, 2021

regulations specified in **Table 2-4** do not include standards governing scenic quality. Rialto MC §18.61 – Design Guidelines does contain standards that protect scenic quality by preserving the existing character of established residential neighborhoods, and protecting public and private views, and aesthetic resources.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, as well as all applicable requirements concerning those that protect against degradation of visual resources by requiring project modifications, conditions of approval or mitigation measures, as needed. Because future housing development consistency with General Plan policies and compliance with Rialto MC standards would be verified through the City's development review process, the project would not conflict with applicable policies or standards governing scenic quality. Therefore, impacts would be less than significant in this regard.

1(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Therefore, future housing development could create a new source of substantial light and glare. Potential new light sources include exterior nighttime lighting fixtures, parking area lighting, light glow from windows, doors and skylights, and accent lighting. The introduction of concentrated or multiple sources of nighttime lighting near low-density areas could result in potential impacts.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, as well as all applicable requirements concerning light and glare. Future housing development would be subject to compliance with GP Policy 2-14.3 to ensure use of building materials that do not produce glare, such as polished metals or reflective windows.[18] Future housing development would also be subject to lighting standards, including the California Green Building Standards Code (Title 24 Part 11) and Rialto MC §18.61.140 - Lighting, which control light emissions in the City, and requires that lighting fixtures be shielded appropriately to eliminate light directed above the horizontal. Following compliance with GP policies, and Title 24 and Rialto MC standards, the HEU would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Impacts would be less than significant in this regard.

[18] City of Rialto. (2010). *The City of Rialto General Plan*. Retrieved from: https://yourrialto.com/DocumentCenter/View/1494/2010-General-Plan. Accessed August 23, 2021.

Standard Conditions and Requirements

None are applicable to the project.

AGRICULTURE AND FORESTRY RESOURCES

ENVIRONMENTAL IMPACTS Issues		Potentially Significant Impact	Potentially Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2.	**AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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?				X
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c)	Conflict with existing zoning for, or cause rezoning of, 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))?				X
d)	Result in the loss of forest land or conversion of forest land to non-forest use?				X
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

2(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?

No Impact. The City is predominantly categorized as urban and built-up and there are no properties within or near the candidate housing sites designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance, as classified by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP).[19] Therefore, the Project

[19] California Department of Conservation, *California Important Farmland Finder*. https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed August 23, 2021.

would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, or conversion. No impact would occur.

2(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. There is no agricultural zoning in the City or property subject to a Williamson Act contract. Therefore, the Project would not conflict with existing agricultural zoning or a Williamson Act contract. No impact would occur.

Future housing developments facilitated by the HEU would allow for residential development on vacant and developed sites that are zoned for residential development and/or zoned for non-residential development that may be amended through prospective discretionary actions to allow future residential development. Any potential future discretionary actions would be limited to the candidate housing sites discussed in **Section 2.0: Project Description**.

2(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))?

No Impact. There is no forest land or timberland located within the City. Consequently, the HEU would not conflict with existing zoning nor would it cause rezoning of forest land, timberland, or timberland zoned Timberland Production. Project implementation would not rezone or convert forest land or timberland. Therefore, the Project would not be in conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production and no impact would occur in this regard.

2(d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There is no forest land located within the City. Consequently, the HEU would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur in this regard.

2(e) Would the project 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 land?

No Impact. The City is predominantly categorized as urban and built-up and there are no properties within or near the candidate housing sites designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance, as classified by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP).[20] Consequently, the HEU would not involve other changes in the existing environment which could result in conversion for

[20] California Department of Conservation, *California Important Farmland Finder*. https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed August 23, 2021.

Farmland to non-agricultural use or conversion of forest land to non-forest land. Therefore, no impact would occur in this regard.

Standard Conditions and Requirements

None are applicable to the project.

AIR QUALITY

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

3(a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The South Coast Air Quality Management District (SCAQMD) and SCAG are responsible for developing and implementing the clean air plans for attainment and maintenance of ambient air quality standards in the South Coast Air Basin (SoCAB) - specifically, the State Implementation Plan (SIP) and SCAG's Connect SoCal RTP/SCS, which includes all of San Bernardino County and the urbanized portions of Los Angeles, Riverside, and Orange Counties.

The SCAQMD develops rules and regulations; establishes permitting requirements for stationary sources; inspects emissions sources; and enforces such measures through educational programs or fines, when necessary. In 2016, the SCAQMD adopted the Air Quality Management Plan (AQMP) that integrated strategies and measures needed to meet the national ambient air quality standards (NAAQS) and the California ambient air quality standards (CAAQS). The 2016 AQMP establishes a program of rules and regulations directed at reducing air pollutant emissions and achieving State and national air quality standards. The primary purpose of an air quality plan is to bring an area that does not attain federal and State air quality standards into compliance with the requirements of the federal Clean Air Act and California Clean Air Act. In addition, air quality plans are developed to ensure that an area maintains a healthful level of air quality based on the NAAQS and CAAQS.

Air quality impacts were assessed in accordance with methodologies recommended by California Air Resources Board (CARB) and the SCAQMD. Where criteria air pollutant quantification was

required, emissions were modeled using the California Emissions Estimator Model (CalEEMod). The CARB mobile source emission projections and SCAG growth projections are based on population forecasts, vehicle trends, and land use plans developed by SCAG and the member counties, cities, as part of their general plan development.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. A total potential development capacity of approximately 6,166 units would be provided within seven opportunity areas with rezone/upzone programs. As such, future housing on these sites would be developed with greater density than assumed in the GP and SCAG's growth projections. Additionally, 128 ADU units are anticipated throughout the City. Thus, the project would result in approximately 5,728 new housing units not previously planned for (i.e., not within entitled private specific plans or existing zoning). The forecast population growth associated with these 5,728 new housing units is approximately 22,568 persons; see Response 14(a).

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, as well as required to adhere to all federal, state, and local regulations for minimizing construction and operational pollutant emissions, including the SCAQMD Rules listed below:

- **Rule 402 (Nuisance) –** This rule prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.
- **Rule 403 (Fugitive Dust) –** This rule requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce PM_{10} emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM_{10} suppression techniques are summarized below.
    - Portions of a construction site to remain inactive longer than a period of three months will be seeded and watered until grass cover is grown or otherwise stabilized.
    - All on-site roads are paved as soon as feasible, watered regularly, or chemically stabilized.
    - All material transported off-site will be either sufficiently watered or securely covered to prevent excessive amounts of dust.

  - The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times.
  - Where vehicles leave a construction site and enter adjacent public streets, the streets will be swept daily or washed down following the workday to remove soil from pavement.

- **Rule 1113 (Architectural Coatings) –** This rule requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

Future housing development would be required to be consistent with the Rialto GP, including Goals 2-35, 2-36, and 2-37, which encourage the balanced mixture of residential and commercial uses in the City.

It is noted, the City's goal for the Project is to achieve Housing and Community Development (HCD) HEU certification; therefore, the project must comply with applicable federal, state, regional, and local housing laws, and policies. As a result, it is not anticipated that future housing development facilitated by the HEU would interfere with SCAQMD goals for improving air quality in the SoCAB or conflict with or obstruct implementation of applicable air quality plans. The Project would be consistent with the standards and policies set forth in the 2016 AQMP and would not conflict with or obstruct implementation of the AQMP. Therefore, anticipated air quality impacts would be less than significant.

3(b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas, which would occur as market conditions allow and at the discretion of the individual property owners. Future housing development could result in temporary, short-term pollutants from construction-related soil disturbance, fugitive dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site trucks hauling construction materials. Construction emissions would be temporary, with construction activities and associated emissions ceasing once housing development is complete. Further, construction emissions can vary substantially from day to day depending on activity level, the specific operation type, and, for dust, prevailing weather conditions.

California has 35 specific air districts, which are each responsible for ensuring that the criteria pollutants are below the NAAQS and CAAQS. Air basins that exceed either the NAAQS or the CAAQS for any criteria pollutants for set periods are designated as "non-attainment areas" for that pollutant. The cumulative setting for air quality includes Rialto and the SoCAB. The SoCAB is

designated as a nonattainment area for State standards of ozone, PM_{10}, and $PM_{2.5}$. Cumulative growth in population and vehicle use could inhibit efforts to improve regional air quality and attain the ambient air quality standards.

The SCAQMD's approach to assessing cumulative impacts is based on the AQMP forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. The AQMP is designed to assist the region in attaining the applicable State and national ambient air quality standards and is intended to bring the SoCAB into attainment for all criteria pollutants.

All future housing development facilitated by the HEU would be subject the City's development review process and required to demonstrate compliance with federal, state, and local regulations in effect at the time of development, including the Rialto GP policies and Rialto MC standards. The City's Environmental Review process outlined in the Rialto MC §18.70 and development process may require future housing development to conduct air quality assessments (among others) to demonstrate compliance with SCAQMD air quality construction thresholds. SCAQMD Rules 402 and 403 (e.g., prohibition of nuisances, watering of inactive and perimeter areas, track out requirements, etc.) would be applied to future developments on a project-by-project basis in order to minimize those potential negative air quality effects. Emissions resulting from construction would be temporary and construction activities and associated emissions would cease following completion of each housing development.

Concerning operational thresholds, future housing development facilitated by the HEU would likely generate VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ operational emissions from mobile sources (i.e., vehicle trips), use of consumer products, architectural coatings for repainting, and landscape maintenance equipment; and energy sources (i.e., combustion of fuels used for space and water heating and cooking appliances). In analyzing cumulative impacts for future housing development facilitated by the HEU, an analysis must specifically evaluate a development's contribution to the cumulative increase in pollutants for which the SoCAB is designated as nonattainment for the CAAQS and NAAQS. The nonattainment status is the result of cumulative emissions from all sources of these air pollutants and their precursors within the SoCAB. Future housing developments would be required to demonstrate that VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$ emissions would be below the significance thresholds for both construction and operational activities.

All future housing development would require further evaluation under this criterion to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant. Additionally, future housing development construction activities would be subject to SCAQMD Rule 403: Fugitive Dust, which requires actions to restrict visible emissions of fugitive dust beyond the property line. Compliance with Rule 403 would limit fugitive dust (i.e., PM_{10} and $PM_{2.5}$) that may be generated during grading and construction activities.

Future housing developments also would be subject to SCAQMD Rule 1113: Architectural Coatings, which establishes maximum VOC contents. All future development facilitated by the HEU would also be subject to environmental review under CEQA, the City's development review process, and required to adhere to relevant federal, state, and local regulations for minimizing construction and operational pollutant emissions. Future housing development, at a minimum, would be required to meet California Green Building Standards Code (CALGreen) and Energy Code (Title 24, Part 6 of the California Code of Regulations) mandatory energy requirements in effect at the time of the development application. Projects would benefit from the efficiencies associated with these regulations as they relate to building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Considering these requirements, future housing development facilitated by the HEU would not result in a cumulatively considerable net increase of any criteria pollutant for which the SoCAB is in nonattainment under an applicable federal or State ambient air quality standard. Therefore, impacts would be less than significant.

3(c) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas and would be consistent with State Housing laws. The candidate housing sites were evaluated in this IS/MND at a programmatic level, as discussed above. Future housing development would be evaluated on a case-by-case basis. As a result, no air modeling was conducted for this analysis.

Toxic Air Contaminants

Future housing development facilitated by the Project could include emissions of pollutants identified by the State and federal government as toxic air contaminants (TACs) or hazardous air pollutants (HAPs). The greatest potential for TAC emissions during construction would be diesel particulate matter (DPM) emissions from heavy equipment operations and heavy-duty trucks and the associated health impacts to sensitive receptors. Compliance with various measures (e.g., 13 California Code of Regulations (CCR) 2449 and 13 CCR 2485) would be required by state law to reduce DPM emissions. Due to the scale of the candidate housing sites, it is unlikely that future housing development facilitated by the HEU would require the extensive operation of heavy-duty construction equipment, or extensive use of diesel trucks, which would be subject to a CARB Airborne Toxics Control Measure for in-use diesel construction equipment to reduce diesel particulate emissions. The following measures are required by State law to reduce DPM emissions:

- Fleet owners of mobile construction equipment are subject to the CARB Regulation for in-use off-road diesel vehicles (13 CCR 2449), the purpose of which is to reduce DPM and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.

- All commercial diesel vehicles are subject to Title 13, Section 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

Carbon Monoxide Hot Spots

Mobile-source impacts, including those related to CO, occur essentially on two scales. Regionally, construction travel associated with future housing development would add to regional trip generation and increase the vehicle miles traveled (VMT) within the local airshed and the SoCAB. Locally, construction traffic would be added to the roadway system in the vicinity of future housing development sites. There is a potential for the formation of microscale CO "hotspots" to occur immediately around points of congested traffic. Hotspots can form if traffic occurs during periods of poor atmospheric ventilation that is composed of a large number of vehicles cold-started and operating at pollution-inefficient speeds, and/or is operating on roadways already congested with existing traffic.

Typically, high CO concentrations are associated with congested roadways. Traffic associated with future housing development facilitated by the HEU could contribute to traffic congestion that could result in the formation of CO hotspots. Because of continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SoCAB is steadily decreasing.

All future housing development facilitated by the HEU would require further evaluation under this criterion through the City's development review process to demonstrate that both daily construction emissions and operations would not exceed SCAQMD's significance thresholds for any criteria air pollutant.

Future construction activities would be subject to environmental review under CEQA and compliance with SCAQMD Rules. Therefore, following compliance with the established regulatory framework described above, future housing development facilitated by the HEU would result in less than significant impacts concerning potential exposure of sensitive receptors to substantial pollutant concentrations.

3(d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. These land uses include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Project would not include any of the land uses that have been identified by the SCAQMD as odor sources.

However, future housing development facilitated by the Project could result in odors generated from vehicles and/or equipment exhaust emissions during construction. These odors are a temporary short-term impact that is typical of construction projects and would disperse rapidly. The HEU Project does not propose any development nor include any of the land uses that have been identified by the SCAQMD as odor sources. Therefore, the Project would result in a less than significant impact concerning the generation of objectionable odors.

Standard Conditions and Requirements

None are applicable to the project.

BIOLOGICAL RESOURCES

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

4(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation Incorporated. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) may list species as threatened or endangered under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA), respectively. The USFWS can designate critical habitat that identifies specific areas that are essential to the conservation of a listed species.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Given that the City is predominantly urban and developed, the candidate housing sites are predominantly developed, disturbed, and/or adjacent to existing development. However, future housing development could potentially impact candidate, sensitive, or special status wildlife or plant species through direct or indirect disturbance or elimination of essential habitat, if located near such resources.

Lytle Creek Wash is noted by the City as containing valuable habitats for species such as Riversidean sage scrub, Riversidean alluvial fan sage scrub, as well as riparian and ruderal habitats.[21] Candidate housing sites located within the existing Lytle Creek Ranch Specific Plan (LCRSP) include 6,260 moderate and above moderate housing units. These housing units could potentially result in substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species, as identified in the 2010 LCRSP EIR. The potential environmental impacts resulting from the implementation of the proposed LCRSP were previously analyzed and evaluated in the 2010 LCRSP EIR.

Of the 315 sites, 158 candidate housing sites are vacant (excluding LCRSP areas, previously evaluated in the LCRSP FEIR). There is potential for 158 vacant housing sites to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species.

All future housing development facilitated by the HEU would be subject to the City's development review process, which includes site-specific analysis where habitat exists, and would be required to demonstrate compliance with federal, state, and local regulations aimed at protecting biological resources, as well as consistency with General Plan Biological Resources Conservation Goal 2-39 and Policies 2-39.1 through 2-39.3. Lastly, future housing development facilitated by the HEU that are located within the LCRSP areas would also be required to incorporate measures from the LCRSP FEIR and the Rialto GP for protecting biological resources from construction-related activities.

The Rialto GP mitigation measure concerning burrowing owls is listed below in **MM BIO-1**. Following compliance with the established regulatory framework described above, as well as the Rialto GP mitigation measure **MM BIO-1**, future housing development would result in a less than significant impact concerning adverse effects, either directly or indirectly, or through habitat modifications to special status wildlife and plants.

[21] City of Rialto. (2010). *The City of Rialto General Plan*. Retrieved from: https://yourrialto.com/DocumentCenter/View/1494/2010-General-Plan. Accessed August 12, 2021.:

4(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact with Mitigation Incorporated. As mentioned in 4(a), Lytle Creek Wash is noted by the City as containing valuable habitats for species such as Riversidean sage scrub, Riversidean alluvial fan sage scrub, as well as riparian and ruderal habitats.[22] Candidate housing sites located within the existing LCRSP include 6,260 moderate and above moderate housing units. These housing units are in areas designated as Neighborhoods II and III and fall within plant communities' habitats, as identified in the LCRSP FEIR. Neighborhoods II and III were part of the LCRSP FEIR analysis. The LCRSP FEIR evaluated potential environmental impacts resulting from the implementation of the proposed LCRSP. The HEU Project would not result in direct housing construction but would facilitate future housing development throughout the City. All future housing development, include the units within the LCRSP, facilitated by the HEU would be subject to environmental review under CEQA and the City's development review process, which includes site-specific analysis where sensitive vegetation communities are assumed to be present. Surveys would verify and confirm the presence of sensitive vegetation communities and determine the extent of any potential impacts and the need for mitigation.

All future housing development facilitated by the HEU would be required to demonstrate compliance with federal, state, and local requirements aimed at protecting biological resources, including those in the Rialto GP, as discussed in Response 4(a) above. Therefore, the HEU would result in a less than significant impact concerning adverse effects, either directly or indirectly, on any riparian habitat or other sensitive natural community.

4(c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Lytle Creek Wash is located in the northernmost portion of the City. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. As previously noted, there are candidate housing sites proposed within the existing LCRSP, however, none within the Lytle Creek Wash. Therefore, the project would not result in adverse effect, either directly or indirectly, on any known wetlands or other waters of the U.S. and State. No impact would occur in this regard.

[22]City of Rialto. (2010). *The City of Rialto General Plan*. Retrieved from: https://yourrialto.com/DocumentCenter/View/1494/2010-General-Plan. Accessed August 12, 2021.

4(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?

No Impact. Future projects are not expected to substantially interfere with the movement of any native species. As discussed, the City notes that although Lytle Creek Wash contains the potential habitat of important species, it does not act as a regional wildlife corridor. Small scale local corridors do exist within the Creek. As previously noted, there are candidate housing sites proposed within the existing LCRSP, however, none within the Lytle Creek Wash.

Additionally, future housing development facilitated by the HEU may have the potential to impact nesting birds which have acclimated to urban life and nest and forage in the local trees and shrubs. These bird species are protected under the Migratory Bird Treaty Act (MBTA). Although the MBTA is no longer interpreted to protect migratory birds and raptors from incidental take, State Fish and Game Commission §3503 and §3503.5 still provide these protections. If vegetation clearing would occur during the bird breeding season (February 1 to July 15 for raptors and January 15 to August 31 for other birds), direct impacts to nesting birds could occur

Therefore, the project would not interfere 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. No impact would occur in this regard.

4(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

4(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?

Less Than Significant Impact. The City does not have a tree preservation policy or ordinance and the City is not located within a Habitat Conservation Plan (HCP) or a Natural Community Conservation Plan (NCCP).[23] No impact would occur in this regard.

The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. However, the City's GP does include various policies protecting biological resources; see Chapter 2: Managing Our Land Supply – Conservation, GP Policies 2-39.1 through 2-39.3. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, as well as be required to demonstrate compliance with Federal, State, and local regulations regarding biological resources, including GP policies. The Project would not conflict

[23] California Department of Fish and Wildlife. *California Natural Community Conservation Plans*. Available at https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline. Accessed on August 24, 2021.

with any local policies or ordinances protecting biological resources, and impacts would be less than significant in this regard.

Rialto GP Mitigation Measure

MM BIO-1: A focused survey for burrowing owls shall be conducted by a qualified professional biologist for any new development project proposed on a vacant site of two acres or larger, with a landscape of annual and perennial grasslands, desert, or arid scrubland with low-growing vegetation. The purpose of the survey is to determine if burrowing owls are foraging or nesting on or adjacent to the project site. If surveys confirm that the site is occupied habitat, mitigation measures to minimize impacts to burrowing owls, their burrows and foraging habitat shall be identified. The results of this survey, including any mitigation recommendations, shall be incorporated into the project-level CEQA compliance documentation. Owl surveys and approaches to mitigation shall be in accordance with the Staff Report on Burrowing Owl Mitigation, issued by the California Department of Fish and Game on October 17, 1995.

CULTURAL RESOURCES

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

5(a) Cause an adverse change in the significance of a historical or archaeological resource pursuant to §15064.5?

Less Than Significant with Mitigation Incorporated. Based on National Register of Historical Places (NRHP) guidelines, in general, structures 50 years of age or older could be a historic resource. According to the Rialto GP, the City's historical or cultural resources are listed in **Table 5-1: City of Rialto Historical and Cultural Resources.**

Table 5-1 also summarizes the historical resources' locations, and any nearby candidate housing sites based on Rialto GP information. Additional historic resources could also be identified at the time of future housing development applications.

Table 5-1: City of Rialto Historical and Cultural Resources

Resource	Location	Opportunity Area
Final Christian Church of Rialto*	201 North Riverside Avenue	None
Grapeland Homesteads and Water Works (Boundary of Grapeland Irrigation District)**	Generally, the City's northwest portion	Opportunity Area 2: Renaissance Specific Plan (Site Nos. 293 through 299)
Agua Mansa Community**	Generally, the City's southern portion	None
National Old Trails Highway (Route 66)**	Foothill Boulevard	Opportunity Area 1: Foothill Boulevard Specific Plan (All sites)
San Bernardino County Museum (Demolished)**	Northwest Corner of Slover Avenue and Larch Avenue	None
Notes: *National Register of Historic Places; **California Historical Landmarks and Points of Interest		
Source: City of Rialto. (2010). The City of Rialto General Plan. Retrieved from: https://yourrialto.com/DocumentCenter/View/1494/2010-General-Plan. Accessed August 12, 2021.		

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. However, future housing development facilitated by the HEU could cause a substantial adverse change in the significance of a historical resource through demolition, destruction, relocation, or alteration, if such a resource is present on or near Grapeland Homesteads and Water Works (Boundary of Grapeland Irrigation District) and National Old Trails Highway (Route 66).

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, as well as be required to adhere to all federal, state, and local regulations for avoiding impacts to historical resources, including the National Historic Preservation Act. Rialto GP Goals 7-1 and 7-2 aim to preserve the City's significant historical resources and provide public understanding and involvement of the unique heritage of the City.

Cultural resources database searches and field surveys would be performed prior to any ground-disturbing activity, to determine the presence of any significant historic resources. All future housing development facilitated by the HEU would be subject to compliance with the GP mitigation measures for Cultural Resources: **MM CUL-1 through MM CUL-5.** Following compliance with the established regulatory framework, the project's potential impacts concerning adverse changes in the significance of a historical resource would be less than significant.

5(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant with Mitigation Incorporated. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Therefore, ground-disturbing activities such as grading or excavation, associated with future housing development facilitated by the HEU could impact archaeological resources. The likelihood of encountering archeological resources on undeveloped sites is greatest given these have been minimally disturbed in the past (e.g., undeveloped parcels, vacant lots, and lots containing undeveloped areas). Alternately, previously disturbed sites are generally considered to have a lower potential for archeological resources, since previous construction activities may have already removed or disturbed soil that may have contained resources.

Future housing development could disturb and potentially destroy subsurface prehistoric/historic archaeological resources through ground disturbances.

All future housing development on the candidate housing sites in the City would be reviewed to confirm compliance with all applicable requirements, including the City's development review process, and required to adhere to all federal, state, and local requirements for avoiding impacts to archeological resources. This includes compliance with the Rialto GP, which includes goals aimed at reducing archeological impacts. In the likelihood that future housing development could impact archeological resources, compliance with **MM CUL-1** would be required. **MM CUL-1** requires monitoring by trained archeological crews working under the direction of a qualified professional during construction when work is done in areas where the City has deemed a potential impact to archaeological resources. Compliance with the established regulatory framework and **MM CUL-2** would reduce any potential impacts to archaeological resources to less than significant. In addition, San Manuel Band of Mission Indians (SMBMI) consulted with the City on August 16, 2021 and requested that the City include **MM SMBMI-1** and **SMBMI-2** as part of the cultural resources' mitigation measures for future housing development.

5(c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. The City currently has three cemeteries: The Rialto Park Cemetery, the Rialto Cemetery, and the Agua Mansa Pioneer Cemetery. Cemeteries within the City are not within areas zoned for residential uses except for Rialto Cemetery, which is within a mixed-use zone. However, none of the candidate housing sites are proposed within the Rialto Cemetery.

Human remains could be accidentally uncovered during grading and ground moving activities occurring during future housing development facilitated by the Project. Thus, future construction of the candidate housing sites has the potential to disturb sacred human remains through grading, thereby resulting in a potentially significant impact.

In the unlikely event that human remains are discovered, the provisions set forth in California PRC §5097.98 and State HSC §7050.5 would be implemented in consultation with the assigned most likely descendant as identified by the NAHC. In this event, no further construction activities would be permitted until the coroner is contacted, as well as any applicable Native American tribes. The City would be required to comply with the California Native American Graves Protection and Repatriation Act (2001) and the Federal Native American Graves Protection and Repatriation Act (1990). These regulations would address inadvertent uncovering of human remains during grading. Following compliance with the established regulatory framework, the project would result in a less than significant impact concerning the potential to disturb human remains interred outside of dedicated cemeteries.

Mitigation Measures

MM CUL-1 Archaeological Resources: For development projects or land use plans in areas determined to have a high potential for archaeological resources as determined through field surveys required by General Plan Policy 7-3.1, grading shall be monitored by trained archeological crews working under the direction of a

qualified professional, so that resources exposed during grading can be recovered and the scientifically important information preserved. Archaeological monitors shall be equipped to recover resources as they are unearthed and to avoid construction delays. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Qualified archaeological personnel shall prepare recovered specimens to a point of identification and permanent preservation. Qualified archaeological personnel shall identify and curate specimens into the collections of an appropriate, established, and accredited museum repository with permanent retrievable archaeological storage as determined in consultation with the Community Development Director. Qualified archaeological personnel shall prepare a report of findings with an appendix itemized of specimens subsequent to implementation of curation. A preliminary report shall be submitted to and approved by the Community Development Director before granting of building permits and a final report shall be submitted to and approved by the Community Development Director before granting of occupancy permits

MM CUL-2 Paleontological Field Surveys: In areas containing middle to late Pleistocene era sediments (Qof) where it is unknown if paleontological resources exist, field surveys prepared by a qualified paleontological professional before grading shall be conducted to establish the need for paleontologic monitoring. Should paleontological monitoring be required after recommendation by the professional paleontologist and approval by the Community Development Director, Mitigation Measure C-3 shall be implemented.

MM CUL-3 Paleontological Monitoring: A project that requires grading plans and is located in an area of known fossil occurrence or that has been demonstrated to have fossils present in a field survey as described in MM CUL-2 shall have all grading monitored by trained paleontologic crews working under the direction of a qualified professional, so that fossils exposed during grading can be recovered and preserved. Paleontologic monitors shall be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring is not necessary if the potentially fossilferous units described for the property in question are not present or if present are determined upon exposure and examination by qualified paleontologic personnel to have low potential to contain fossil resources. Should paleontological resources require recovery, **MM CUL-4** shall be implemented.

MM CUL-4 Paleontological Recovery, Identification, and Curation: Qualified paleontologic personnel shall prepare recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Qualified paleontologic personnel shall identify and curate specimens into the collections of the Division of Geological Sciences, San Bernardino County Museum, an established, accredited museum repository with permanent retrievable paleontologic storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. This measure is not considered complete until curation into an established museum repository has been fully completed and documented.

MM CUL-5 Paleontological Findings: Qualified paleontologic personnel shall prepare a report of findings with an appendix itemized of specimens subsequent to implementation of **MM CUL-4**. A preliminary report shall be submitted to and approved by the Community Development Director before granting of building permits and a final report shall be submitted to and approved by the Community Development Director before granting of occupancy permits

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

MM SMBMI-2 During future housing development facilitated by the HEU activities, if significant pre-contact and/or post-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within **MM TCR-1**. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

MM SMBMI-3 If human remains or funerary objects are encountered during any activities associated with future housing development facilitated by the HEU activities, 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.

ENERGY

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

6(a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Less Than Significant Impact.

Construction

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Therefore, future housing development facilitated by the HEU would result in the direct consumption of electricity and natural gas resources. Energy use from construction activities would primarily result from the use of diesel fuel (e.g., mobile construction equipment), fuel use by vehicles and construction equipment and vehicle trips associated with workers commuting to and from construction sites, and electricity (e.g., power tools) and fuel use. During construction, some incidental energy conservation would occur through compliance with State requirements. Construction equipment would also be required to comply with the latest Environmental Protection Agency (EPA) and CARB engine emissions standards. Construction-related energy consumption associated with future housing developments would be subject to project-level review, approval by the City, and environmental review under CEQA.

Future construction activities associated with future housing development would also be required to monitor air quality emissions using applicable regulatory guidance per SCAQMD. This requirement indirectly relates to construction energy conservation because when air pollutant emissions are reduced as a result of monitoring and the efficient use of equipment and materials, this results in reduced energy consumption. There are no aspects of the HEU that would foreseeably result in the inefficient, wasteful, or unnecessary consumption of energy during construction activities of future housing developments.

There are no unusual characteristics that would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or State. Future housing developments would be subject to environmental review under CEQA and project-specific review and approval to verify compliance with applicable City goals, policies, and code requirements. Therefore, it is expected that construction fuel consumption associated with the HEU would not be any more inefficient, wasteful, or unnecessary than other similar projects of this nature. Impacts to energy resources associated with the future developments' construction activities would be less than significant. Project implementation would not grant any entitlements or building permit issuances that would result in wasteful, inefficient, or unnecessary consumption of energy resources.

Operations

The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the HEU would consume energy during operations through building electricity, water, and natural gas usage, as well as fuel usage from on-road vehicles. Passenger vehicles would be mostly powered by gasoline, with some fueled by diesel or electricity. Public transit would be powered by diesel or natural gas and could potentially be fueled by electricity. All future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all federal, state, and local requirements for energy efficiency, including Senate Bill (SB) 32's Scoping Plan that includes a 50 percent reduction in petroleum use in vehicles and the latest Title 24 standards. The project design and materials would be subject to compliance with the most current Building Energy Efficiency Standards. Prior to issuance of a building permit, the City would review and verify that the project plans demonstrate compliance with the current version of the Building and Energy Efficiency Standards. The project would also be required adhere to the provisions of CALGreen, which establishes planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Therefore, the project would not result in a substantial increase in transportation-related energy uses, such that it would result in a wasteful, inefficient, or unnecessary consumption of energy resources.

6(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the Project would be required to comply with State Building Energy Efficiency Standards, appliance efficiency regulations, and green building standards. Project development would not cause inefficient, wasteful, and unnecessary energy consumption, and no adverse impact would occur. Further, the Project

would also be required to comply with the policies included in the Rialto GP Goal 2-31 and Policies 2-31.1 through 2-31.3 aim at reducing energy consumption.

Future housing development facilitated by the proposed project would be required to obtain permits and comply with federal, state, and local regulations aimed at reducing energy consumption. Federal and state energy regulations, such as the California Energy Code Building Energy Efficiency Standards (CCR Title 24, Part 6), the CALGreen Code (CCR Title 24, Part 11), and SB 743 transportation-related impact analysis requirements would also be imposed through future development permit review to minimize future energy consumption. Therefore, future housing development facilitated by the HEU would be required to be consistent with applicable federal, state, and local laws, policies, and regulations related to renewable energy and energy efficiency. No direct physical environmental impacts would occur.

Standard Conditions and Requirements

None are applicable to the project.

GEOLOGY AND SOILS

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

7(a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Less than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act (Act) was passed in 1972 to address the hazard of surface faulting to structures for human occupancy. Alquist-Priolo fault zones are those that contain active faults that have erupted within the last 11,000 years. Alquist-Priolo fault zones prohibit the development of structures which allow for human occupancy within their boundaries or along their fault lines. A structure for human occupancy must be set back from the fault at a minimum of 50 feet (in general). The City contains two fault zones; the Rialto – Colton Fault, and a portion of the San Jacinto Fault. The Rialto – Colton Fault is not considered an Alquist-Priolo Fault Zone, while the portion of the San Jacinto Fault is.

The Seismic and Geologic Hazards Map (GP Exhibit 5.1) indicates that some parts of the LCRSP, where some candidate housing sites are located, may be near the Alquist-Priolo fault zone.[24] The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. All future housing development facilitated by the HEU would be subject to CEQA review process, the City's development review process and required to demonstrate compliance with federal, state, and local regulations in effect at the time of development, including the Rialto GP policies and ***Rialto MC*** standards. It is possible that the Project would potentially directly or indirectly cause substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, should future housing developments be constructed near the Alquist-Priolo fault zone. Therefore, all future housing development, if located near Alquist-Priolo fault zone would be required to adhere to the minimum setback from fault zone boundaries and to demonstrate conformance with seismic design guidelines and requirements contained in the current Title 24 - California Standards Building Code (CBC). The CBC contains design and construction regulations pertaining to seismic safety for buildings, which covers issues such as ground motion, soil classifications, redundancy, drift, and deformation compatibility. Compliance with the requirements of the CBC, Rialto GP, and ***Rialto MC*** would reduce potential impacts to less than significant in this regard.

ii) Strong seismic ground shaking?

Less Than Significant Impact. Rialto, like the rest of Southern California, is located in a seismically active region due to being located near the active margin between the North American and Pacific tectonic plates. As discussed above, several fault lines, such as the San Jacinto, San Andreas, and Cucamonga exist in the region and have the potential to cause strong seismic

[24] City of Rialto. *Rialto General Plan 2010.* Available at https://www.yourrialto.com/DocumentCenter/View/1494/2010-General-Plan. Accessed on September 2, 2021.

ground shaking in the City. Thus, future housing development could be subjected to substantial adverse effects involving strong seismic ground shaking. The City contains two fault zones: The Rialto – Colton Fault and a portion of the San Jacinto Fault.

All future housing development would be required to demonstrate conformance with seismic design guidelines and requirements contained in the current Title 24 - California Standards Building Code (CBC). The CBC contains design and construction regulations pertaining to seismic safety for buildings, which covers issues such as ground motion, soil classifications, redundancy, drift, and deformation compatibility. Following compliance with these policies and standards, project impacts associated with the exposure of people or structures to potential substantial adverse effects involving strong seismic ground shaking would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is the loss of strength where loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. Rialto GP Exhibit 5.1, Seismic and Geologic Hazards, depicts moderate liquefaction susceptibility areas and indicates there are candidate housing sites near areas designated as an Area of Moderate Liquefication Susceptibility. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Therefore, future housing facilitated by the HEU could be subject to liquefaction.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, as well as be required to adhere to all federal, state, and local requirements. The City requires inclusion of a Soils Engineering Report, per the Rialto MC §17.24, to be included in grading plans. Therefore, future housing development would be subject to the requirements of the Rialto MC §17.24. Considering these requirements, including the preparation of Soils Engineering Reports for future housing developments, as required by City Code, future housing development facilitated by the HEU would not create substantial risks to life or property associated with expansive soils. Therefore, impacts would be less than significant.

iv) Landslides?

No Impact. Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. Landslides usually take place on steep slopes. However, candidate housing sites are located within urbanized areas that are relatively flat throughout the City. Therefore, no impact is anticipated to occur with regard to landslides.

7(b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Therefore, future development facilitated by the HEU would involve grading activities that would disrupt soil profiles, and thereby result in potential increased exposure of soils to wind and rain. Erosion on graded slopes could cause downstream sedimentation impacts. Other related impacts resulting from substantial short-term erosion or loss of topsoil include topography changes and the creation of impervious surfaces.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, as well as be require to adhere to all federal, state, and local requirements for avoiding and minimizing impacts concerning soil erosion or loss of topsoil.

Prior to initiation of ground disturbing activities, future project applicants would be required to demonstrate compliance with the Rialto MC including requirements pertaining to erosion control to the satisfaction of the City engineer. Short-term construction-related erosion would be addressed through compliance with the National Pollution Discharge and Elimination System (NPDES) program, which requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) and best management practices (BMPs) intended to reduce soil erosion. Following compliance with the established regulatory framework, future housing development facilitated by the HEU would not result in substantial soil erosion or loss of topsoil. Therefore, impacts would be less than significant.

7(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?

7(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. See Response 7(a)iii & iv above concerning liquefaction and landslides.

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content.

The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. There is a potential that candidate housing sites could be located on geologic unit or soil that is unstable, or expansive soil. Thus, all future housing developments facilitated by the HEU would be subject

to environmental review under CEQA, the City's development review process, and required to adhere to all federal, state, and local requirements, including the City's Building and Construction codes (Rialto MC §15). Considering these requirements, including the preparation of Soils Engineering Reports for future housing developments, future housing development facilitated by the HEU would not create substantial risks to life or property associated with expansive soils. Therefore, impacts would be less than significant.

7(e) Soil capability to support waste water disposal, including septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. All future housing development facilitated by the HEU would be in areas served by the City's sanitary sewer system and would therefore not use septic tanks or other alternative wastewater disposal systems. Therefore, no impact would occur in this regard.

7(f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. According to the GP FEIR, excavation and other earthmoving activities within surface and subsurface exposures of Pleistocene era alluvium materials could disturb a unique paleontological resource.[25] The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. However, approximately 66 percent of the candidate housing sites are developed to varying degrees with residential and non-residential uses. The urbanized nature of these sites has inevitably reduced surface soil and shallow subsurface sediments for intact, potentially significant paleontological resources. Notwithstanding, if previously unknown paleontological resources are discovered during grading/other earth-moving activities associated with future development, a substantial adverse change in the significance of such a resource could occur. The potential exists that earthwork activities associated with future housing development facilitated by the HEU would encounter a paleontological resource. Direct impacts to paleontological resources could occur when earthwork activities (e.g., grading) cut into sensitive paleontological areas, thereby directly damaging the resource, or exposing paleontological resources to potential indirect impacts (e.g., surficial erosion, uncontrolled specimen collection).

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, as well as be required to adhere to all relevant Federal and State regulations regarding paleontological resources. The City's development review process may require additional studies if paleontological resources are suspected to be impacted by future development on future candidate housing sites. Following compliance with

[25] City of Rialto. *General Plan Update Final Environmental Impact Report State Clearinghouse Number 2008071100 (2010).* Page 121.

the established regulatory framework, potential impacts from future housing development concerning the destruction of a unique paleontological resource or unique geologic feature would be less than significant.

Standard Conditions and Requirements

None are applicable to the project.

GREENHOUSE GAS EMISSIONS

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

8(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. As noted in **Section 14: Population and Housing**, the future housing development facilitated by the HEU would result in an unplanned population growth of 22,568 persons or 21.7 percent from the estimated 2020 population of 104,110, as shown in **Table 2-1**.

Future housing development facilitated by the HEU would result in an increase in GHG emissions due to increased VMT, construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. Increased GHG emissions could contribute to global climate change patterns and the adverse global environmental effects thereof. GHG emissions associated with future development are anticipated to include CO_2, N_2O, and CH_4. Future housing development would be subject to the City's development review process, CEQA evaluation, and plan check process, which may require that future applicants prepare air quality and greenhouse gas emission studies using the California Emissions Estimator Model (CalEEMod). CalEEMod relies upon project-specific land use data to calculate emissions. Site-specific details are not available for this HEU analysis, which is programmatic in nature.

The SCAG's Connect SoCal: The 2020 – 2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals.[26] The City's existing zoning

[26] SCAG. *Connect SoCal (2020).* Retrieved from https://scag.ca.gov/connect-socal. Accessed on August 25, 2021.

could potentially facilitate housing developing in certain commercially-zoned areas, and therefore reduce VMT and GHG impacts by creating housing opportunities in areas with pedestrian connectivity between residential and commercial uses and near public transportation, along established transportation corridors, near recreation opportunities, and away from environmentally sensitive resources. As a result, fewer VMT results in fewer GHG emissions. Future housing development facilitated by the project would also be required to meet the mandatory energy requirements of California Green Building Standards Code (CALGreen) and the Energy Code (CCR Title 24, Part 6) in effect at the time of development. These regulations require that new development incorporate design features to capture energy efficiencies associated with building heating, ventilating, and air conditioning mechanical systems, water heating systems, and lighting. Therefore, the project's potential impact concerning generating GHG, either directly or indirectly, that may have a significant impact on the environment would be less than significant.

8(b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. These candidate housing sites are spread throughout the City, as depicted in **Exhibit 2-3: Map Candidate Housing Sites**. As summarized in **Section 14: Population and Housing**, additional unplanned housing developments facilitated by the Project would exceed growth projections estimated by SCAG. Therefore, the additional housing associated with the Project could inherently generate GHG emissions that exceed previous estimates or established limitations. Future housing development facilitated by the Project could result in an increase in GHG due to increased vehicle miles traveled (VMT), construction activities, stationary area sources (i.e., natural gas consumption for space and water heating devices, landscape maintenance equipment operations, and use of consumer products), energy consumption, water supply, and solid waste generation. Increased GHG emissions could contribute to global climate change patterns and the adverse global environmental effects thereof. GHG emissions associated with future development are anticipated to include CO_2, N_2O, and CH_4. At the time of their initiation, new developments facilitated by the Project would be required to comply with applicable federal, state, and local regulations regarding GHG emission. This includes policies instituted by SCAQMD in which developers would be required to comply with one of five exclusion tiers in order to avoid significant environmental impacts. Furthermore, future projects facilitated by the Project would continue to be required to comply with the California Building Code, which includes Title 24, Part 11. This requires residential developments to be planned and developed in a manner that is consistent with any applicable regulations involving energy efficiency, water efficiency/conservation, material conservation and resource efficiency, and environmental quality.

The HEU would not directly generate additional GHG emissions within the City, however, the Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The Project is proposed in accordance with the State Housing Law and general plan laws. To be in compliance with the laws, the Project would need to be created within the framework provided by State law and would therefore not conflict with other established State laws such as GHG regulations. Further, future development facilitated by the Project would be required to comply with existing GHG regulations and with the proposed additions to the Rialto GP. Therefore, potential impacts to GHG levels as a result of Project implementation would be less than significant.

Standard Conditions and Requirements

None are applicable to the project.

HAZARDS AND HAZARDOUS MATERIALS

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

9(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Exposure of the public or the environment to hazardous materials can occur through transportation accidents; environmentally unsound disposal methods; improper handling of hazardous materials or hazardous wastes (particularly by untrained personnel); and/or emergencies, such as explosions or fires. The severity of these potential effects varies by type of activity, concentration and/or type of hazardous materials or wastes, and proximity to sensitive receptors.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Demolition and construction activities associated with future housing development would require transport of hazardous materials (e.g., asbestos containing materials, lead-based paint, and/or contaminated soils). This transport would be limited in duration. Compliance with handling measures is required by the City and the State Department of Toxic Substances Control (DTSC) during construction of future development projects. These measures include standards and regulations regarding the storage, handling, and use of hazardous materials.

Future housing development facilitated by the HEU would not involve ongoing or routine use of substantial quantities of hazardous materials during operations (occupancy of future housing). Only small quantities of hazardous materials would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. Impacts associated with the transport, use, or disposal of hazardous materials would be less than significant following compliance with the established regulatory framework.

9(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?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Therefore, excavation and grading activities associated with future housing development could expose construction workers and the general public to unknown hazardous materials present in soil or groundwater. All future housing development on the candidate housing sites in the City would be reviewed to confirm compliance with all applicable requirements, including the City's development review process, and be subject to compliance with the established regulatory framework for minimizing upset associated with hazardous materials. Compliance with **MM HAZ-1**, which requires preparation of a project-specific Phase I Environmental Site Assessment (ESA) for any property currently or historically involving hazardous materials or waste, would be required. The Phase I ESA may require further sampling/remedial activities by a qualified hazardous materials Environmental Professional with Phase II/site characterization experience. The future developments facilitated by the Project would be required to comply with all applicable Federal, State, and local regulations hazardous materials. Following compliance with the established regulatory framework and **MM HAZ-1**, potential impacts involving the accidental discovery of unknown wastes or suspect materials during construction would be less than significant.

9(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the HEU could be located within 0.25-mile of an existing or proposed school, future residential development by its nature would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Further, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, as well as be required to adhere to regulations related to the emissions or handling of hazardous materials, substances, or wastes near schools to reduce the potential for impacts to schools. Adherence to California Hazardous Waste Control Law, California Health and Safety Code, and Resource Conservation and Recovery Act (RCRA) regulations would reduce potential impacts associated with the accidental release of hazardous materials. As a result, future housing development facilitated by the HEU would not conflict with any State or local plan aimed at preventing emissions or handling of hazardous materials near schools. Therefore, impacts would be less than significant.

9(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?

No Impact. Government Code §65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, Department of Health Services lists of contaminated drinking water wells, sites listed by the SWRCB as having underground storage tank leaks and having had a discharge of hazardous wastes or materials into the water or groundwater, and lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material. None of the candidate housing sites are included on the hazardous sites list compiled pursuant to California Government Code §65962.5. However, some candidate housing sites may have land use restrictions for future development. Therefore, no impact would occur in this regard.

9(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the Project area?

No Impact. No portion of the City is within an airport land use plan. Additionally, there are no public airports or public use airports within two miles of the City. The Rialto Airport, previously known as Miro Field, was closed in 2014. Therefore, the Project would not result in a safety hazard or excessive noise for people residing or working in the HEU area. No impact would occur in this regard.

9(f) Impair implementation of an emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City has developed an extensive Emergency Operations Plan (EOP) called SEMS/NIMS Multi-hazard Functional Plan (MHFP). SEMS is the California Standardized Emergency Management System and NIMS is the National Incident Management System. The SEMS/NIMS MHFP addresses the City of Rialto's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies and incorporates and coordinates all the facilities and personnel of the City into an efficient organization capable of responding to any emergency. This involves a high level of multi-jurisdictional cooperation and communication for emergency planning and response management through activation of SEMS. General Plan Policies 5-7.1 through 5-8.4 also outlines emergency response and preparation guidelines.

The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the HEU would increase allowable housing density in certain areas of the City. This increase in density could result in an increased demand on emergency evacuation services in the event of a citywide or partial city emergency. However, no changes in the City's existing circulation network are anticipated under the HEU and no impact to emergency response or evacuation is anticipated. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC §18.61.190(D) which requires developers to include suitable site access for emergency vehicles, . With continued use of SEMS and Local Hazard Mitigation Plan, and implementation of the City's GP policies, the Project would result in less than significant impacts concerning emergency response plans. Impacts would be less than significant.

9(g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. Refer to **Section 20: Wildfire**.

Mitigation Measure

MM HAZ-1 Prior to any renovation, or demolition, grading or building permit approval, the applicant shall retain a qualified hazardous materials Environmental Professional to prepare a formal Phase I Environmental Site Assessment (ESA) for any vacant, commercial, and industrial properties involving hazardous materials or waste. The Phase I ESA shall be prepared in accordance with ASTM Standard Practice E 1527-13 or the Standards and Practices for All Appropriate Inquiry (AAI), prior to any land acquisition, demolition, or construction activities. The Phase I ESA would identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified hazardous materials

Environmental Professional with Phase II/site characterization experience prior to land acquisition, demolition, and/or construction. The Environmental Professional shall identify proper remedial activities to be implemented by the applicant, if necessary.

HYDROLOGY AND WATER QUALITY

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

10(a) Violate water quality or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Future housing development could result in potential impacts related to water quality over three different periods:

- During the earthwork and construction phase, where the potential for erosion, siltation, and sedimentation would be the greatest.

- Following construction, before the establishment of ground cover, when the erosion potential may remain relatively high; and
- After project completion, when impacts related to sedimentation would decrease markedly but those associated with urban runoff would increase.

Urban runoff, both dry and wet weather, discharges into storm drains, and in most cases, flows directly to creeks, rivers, lakes, and the ocean.

Construction

Short-term impacts related to water quality can occur during the earthwork and construction phases of future housing development projects. During this phase, the potential for erosion, siltation, and sedimentation would be the greatest. Additionally, impacts could occur prior to the establishment of ground cover when the erosion potential may remain relatively high. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, and adhere to the established regulatory framework pertaining to water quality. If future developments disturb more than one acre of land surface, they would be required to obtain coverage under the National Pollution Discharge Elimination System (NPDES) storm water program. The NPDES Construction General Permit program calls for the implementation of best management practices (BMPs) to reduce or prevent pollutant discharge from these activities to the Maximum Extent Practicable for urban runoff and meeting the Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology standards for construction storm water. Construction activities would be required to comply with a project-specific Stormwater Pollution Prevention Program (SWPPP) that identifies erosion-control and sediment-control BMPs that would meet or exceed measures required by the Construction Activity General Permit to control potential construction-related pollutants. Erosion-control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized.

Additionally, the future development projects facilitated by the HEU would be required to comply with the City's Storm Water Management and Discharge Control Ordinance (Rialto MC §12.60.260). The Stormwater Ordinance establishes requirements for the management of storm water flows from development projects, both to prevent erosion and to protect and enhance existing water-dependent habitats. The Ordinance assures consistency with the purpose and intent of this chapter and shall implement the requirements of an NPDES Permit.

Operations

Due to the City's built-out nature, most surface flows are directed toward existing stormwater drainage facilities. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized

areas. Therefore, the project's operations could potentially violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies and the Rialto MC §12.60 to install, implement, and maintain the BMPs, including but not limited to, erosion management; materials storage; inspection, maintenance, repair, upgrade of BMPs; and preparation of a SWPPP. Additionally, future developments would be required to comply with Rialto MC §12.60 pertaining to Residential BMP requirements including minimum BMPs specified for landscaping, home care and maintenance, and motor vehicle maintenance.

All new development would also be required to comply with existing water quality standards and waste discharge regulations set forth by the State Water Quality Control Board (SWQCB). Future developments facilitated by the HEU would comply with these regulations and waste discharges would be connected to the public wastewater system.

Future housing development facilitated by the HEU would be required to adhere to all federal, state, and local requirements for avoiding violation of water quality standards during construction and operations. Considering these requirements, any potential impacts caused by future housing developments facilitated by the HEU would be reduced and not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Therefore, impacts would be less than significant.

10(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. In 2014, the State of California adopted the Sustainable Groundwater Management Act (SGMA) to help manage its groundwater. The SGMA requires that local Groundwater Sustainability Agency (GSAs) be formed for all high and medium priority basins in the State. These GSAs must develop and implement Groundwater Sustainability Plans (GSPs) for managing and using groundwater without causing undesirable results.

The City's potable water supply is served by three water agencies: the City of Rialto Department of Public Works Water Division, the West Valley Water District (WVWD), and the Fontana Water Company (FWC), as shown in Exhibit 3-2 of the Rialto GP. Each agency has an adjudicated supply of water from several sources, including groundwater basins in the area. The City's primary source of water is City-owned water wells. These wells draw water from four water basins: Lytle Creek Surface Water Basin, Rialto Ground Water Basin, Bunkerhill Ground Water Basin, and Chino Hill Ground Water Basin. According to the GP FEIR, each of these basins has an established safe

yield limit to prevent over drafting of groundwater resources. Water districts are not permitted to extract beyond safe yield limits and will not be able to over the long-term.

Approximately 158 candidate housing sites are vacant (excluding LCRSP areas, previously evaluated in the LCRSP FEIR). Future developments facilitated by the Project could potentially increase the City's impervious surface area (ISA) from development of these 158 candidate housing sites. Increased ISA on the remaining candidate sites is anticipated to be nominal given these sites are already fully improved. As well, these candidate housing sites were previously designated for development with the increased ISA included in future growth projections. The project is not anticipated to interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management of the basin.

Additionally, construction of any potential project that would involve excavation into or below the water table would require dewatering and those dewatering operations would need to comply with all dewatering requirements to protect groundwater quality and supply. This is coupled with the BMPs that will be utilized during construction as laid out in the SWPPP to limit the amount of pollution in stormwater that recharges groundwater basins. With the proper implementation of stormwater BMPs, the impact of potential projects on groundwater resources would be minimized and these impacts would be less than significant.

10(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff??

iv) Impede or redirect flood flows?

Less Than Significant Impact. The Project would not result in direct housing construction but would facilitate future housing development throughout the City. Most candidate housing sites are developed and contain impervious surfaces, which direct surface flows toward existing City facilities. Due to the primarily built-out nature of the City, construction of future housing developments facilitated by the HEU would not substantially alter the existing drainage pattern through the addition of impervious surfaces. The drainage areas, as well as the drainage characteristics/patterns in the implementation condition would be similar to existing conditions.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, and required to adhere to all federal, state, and

local requirements for avoiding impacts that could substantially alter the existing drainage pattern or alter the course of a stream or river, including the City's Stormwater Management and Discharge Control Ordinance (Rialto MC §12.60.260).

Considering these requirements, future housing development facilitated by the HEU would not substantially alter the existing drainage pattern of the site or area. This includes no alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff, or impede or redirect flood flows. Therefore, impacts would be less than significant.

10(d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundations?

Less Than Significant Impact. The City of Rialto is located approximately 45 miles inland from the Pacific Ocean. Given the distance from the coast, the potential for the Project site to be inundated by a large, catastrophic tsunami is extremely low. No steep slopes are in the vicinity of the City; therefore, the risk of mudflow is insignificant. Additionally, as previously noted the Federal Emergency Management Agency (FEMA) identifies most of the City of Rialto to be in Flood Hazard Zone X, which is identified as 500-year Floodplain, an area of minimal flood hazard.

Furthermore, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, and required to adhere to all federal, state, and local requirements for avoiding and minimizing impacts related to flood hazards, tsunami, or seiches, including the Rialto GP policies and Rialto MC codes. Considering these requirements, the future housing development facilitated by the HEU would not result in significant increased risk concerning release of pollutants due to inundation, tsunami, or seiche zones. Therefore, HEU impacts would be less than significant.

10(e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. In 2014, the California Sustainable Groundwater Management Act (SGMA) was passed, which provides authority for agencies to develop and implement groundwater sustainability plans (GSP) or alternative plans that demonstrate the water basins are being managed sustainably. As discussed under Threshold 10b, the City is unlikely to face groundwater impacts through the implementation of the Project. Therefore, future housing development facilitated by the HEU would not obstruct implementation of the Sustainable Groundwater Management Act (SGMA).

The City's Stormwater Management and Discharge Control Ordinance (Rialto MC §12.60.260) aims to protect water resources and improve water quality. The ordinance causes use of management practices by the city and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state and control contribution of pollutants to the City's municipal separate storm sewer systems (MS4s), and to ensure that the City is compliant with RWQCB and with applicable state and federal law.

Future developments facilitated by the HEU would be required to prepare a stormwater management plan and incorporate stormwater standards manual requirements into design documents to minimize potential impacts to water quality. Submitted materials would be required to demonstrate how the requirements of this stormwater ordinance would be met, and the permit or approval would not be approved unless the decision maker determines that the application complies.

Further, dischargers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to comply with the General Permit for Discharges of Stormwater Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The Construction General Permit requires the development of a SWPPP by a certified Qualified SWPPP Developer.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, and required to adhere to all federal, state, and local requirements for avoiding and minimizing conflicts with or obstruction of implementation of a water quality control plan or sustainable groundwater management plan. Further, future housing development facilitated by the HEU would not prevent the City's Clean Water Program from ensuring that MS4 Permit and Basin Plan requirements are met. As a result, future housing development facilitated by the HEU would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts would be less than significant.

Standard Conditions and Requirements

None are applicable to the project.

LAND USE AND PLANNING

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

State Housing law requires that the Housing Element identify specific sites that are potentially suitable for residential development. The City has compiled an inventory of candidate housing sites, which includes properties that are dispersed throughout the community to minimize the potential for adverse changes to the neighborhood character and aesthetics and reduce the potential for adverse environmental impacts. As part of the initial site investigation, the candidate housing sites inventory encompassed seven opportunity areas that were identified as potentially suitable areas for future housing expansion (see **Exhibit 2-3**). The opportunity area locations and candidate housing sites are summarized here and described later in this section:

1. Foothill Boulevard Specific Plan
2. North Riverside Avenue
3. Gateway Specific Plan
4. Rialto Central Area Specific Plan
5. Baseline Parcels
6. Baseline Shopping Center
7. Randall Avenue Sites

Additional candidate housing sites in locations dispersed throughout the City, including within the LCRSP and the Renaissance Specific Plan are also under consideration for future housing as part of the HEU.

11(a) Physically divide an established community?

Less Than Significant Impact. Projects that divide an established community can involve large scale linear infrastructure, such as freeways, highways, and drainage facilities, that bisect an established community or crate barriers to movement within that community. Additionally,

"local undesirable land uses," such as prisons or landfills sites within economically depressed areas can also divide an established community.

As previously noted, the HEU does not propose any development. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process and would occur as market conditions allow and at the discretion of the individual property owners. However, the HEU would identify a series of implementation actions that would increase housing capacity. Future housing development would largely occur in developed areas and in areas currently zoned with allowed residential uses; therefore, an increase in housing capacity would be consistent with existing zoning and would not divide an established community. It is not anticipated that future housing development facilitated by the HEU would require substantial road-widenings or other features which could divide the established community. As well, candidate housing sites have been identified throughout the City, rather than concentrated in a single area, thus would not divide an established community. For this reason, a less than significant impact would occur.

11(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?

Less Than Significant Impact. The HEU includes seven opportunity areas for future housing development to meet the City's RHNA allocation of 8,272 housing units. As previously noted above, the project would not result in direct housing construction, but would facilitate future housing development. Future housing development facilitated by the HEU, which would occur as market conditions allow and at the discretion of the individual property owners. However, the HEU would identify a series of implementing actions to increase the City's housing capacity. As part of the HEU, additional housing units would be accommodated on the candidate housing sites that are ultimately selected through revisions to the City's Housing Element. Future housing development facilitated by the HEU is anticipated to increase the City's housing stock where capacity exists.

Future housing development facilitated by the HEU may be subject to discretionary permits, including the City's development review process, environmental review under CEQA, as well as, required to comply with applicable federal, state, and local laws and local policies and regulations, as applicable to new housing development. The HEU is subject to comply with applicable State Housing law. As such, the HEU would be consistent with applicable land use and planning policies in the state, regional, and local context as necessary to meet that legislation. This includes consistency with the General Plan. Future housing development facilitated by the HEU would therefore be consistent with all applicable land use and planning policies and

regulations intended to minimize environmental effects. A less than significant impact would occur.

Standard Conditions and Requirements

None are applicable to the project.

MINERAL RESOURCES

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

12(a & b) 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? And 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?

No Impact. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. As previously noted, future housing development facilitated by the HEU may be subject to discretionary permits, including the City's development review process, environmental review under CEQA, as well as, required to comply with applicable federal, state, and local laws and local policies and regulations, as applicable to new housing development. Therefore, no direct physical environmental impact would occur as a result of the implementation of the Project.

Standard Conditions and Requirements

None are applicable to the project.

NOISE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration or ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

13(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

Less Than Significant Impact.

Construction Noise. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. Future housing development facilitated by the HEU would result in construction noise generated from development activities.

In general, construction would typically involve the following construction sequences: (1) site preparation and/or demolition; (2) grading and utilities construction; (3) building construction; (4) paving; and (5) architectural coatings. Typical construction equipment would include backhoes, excavators, graders, loaders, compactors, cranes, trucks, pavers, pneumatic tools, generator sets, and air compressors. With the exception to pile-driving activities, construction equipment with substantially higher noise-generation characteristics (such as rock drills and blasting equipment) would not be anticipated for construction of typical residential developments. Typical construction equipment generates maximum noise levels at 50 feet from the noise source ranging between 80 dBA for backhoes and loading trucks, to 85-90 dBA for graders and excavators, as shown in **Table 13-1, Maximum Noise Levels Generated by Construction Equipment** below.

Table 13-1: Maximum Noise Levels Generated by Construction Equipment

Equipment	Acoustical Use Factor	L_{max} at 50 Feet (dBA)	L_{max} at 100 Feet (dBA)
Concrete Saw	20	90	84
Crane	16	81	75
Concrete Mixer Truck	40	79	73
Backhoe	40	78	72
Dozer	40	82	76
Excavator	40	81	75
Forklift	40	78	72
Paver	50	77	71
Roller	20	80	74
Tractor	40	84	78
Water Truck	40	80	74
Grader	40	85	79
General Industrial Equipment	50	85	79

Notes:
1. dBA: A-weighted decibels; Lmax: maximum noise level.
2. The Acoustical Use Factor (percent) estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.
Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, 2020.

In general, construction noise can vary substantially from day to day, depending on the level of activity and the specific type of equipment in operation. Additionally, construction activities associated with future housing development facilitated by the HEU is anticipated to occur in incremental phases over time based on market demand, economic, and planning considerations. As a result, construction-related noise would not be concentrated in any one particular area of the City.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies and the Rialto MC Chapter 9.50 (Noise Control) . Construction associated with future housing development facilitated by the HEU would be required to comply with the Rialto MC §9.50.070 (Disturbances from construction activity). The Rialto MC limits construction activities to Monday through Friday, 7:00 a.m. to 5:30 p.m., and Saturday 8:00 a.m. to 5:00 p.m. from October 1st through April 30th and Monday through Friday, 6:00 a.m. to 7:00 p.m., and Saturday 8:00 a.m. to 5:00 p.m. from May 1st through September 30th, with no construction allowed on Sundays or State holidays. For some future housing developments, such as those near sensitive noise receptors, the City may choose to require conditions of approval to include measures under its Design Review process such as temporary sound barriers and shielding to reduce potential noise impacts on sensitive receptors. For example, acoustically designed enclosures and buildings can provide up to approximately 50 dBA of noise reduction, depending on the noise abatement treatments implemented.

Operations Noise. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Future housing development facilitated by the HEU would result in additional housing, people, pets, and automobiles in the City. Noise would be generated by stationary operation-related sources, such as heating, ventilation, and air conditioning (HVAC) units, tankless water heaters, generators, lawn maintenance equipment, and swimming pool pumps. All future housing development facilitated by the HEU would be subject to development review process that may include environmental review, pursuant to CEQA and be required to demonstrate compliance with Rialto MC Chapter 9.50 (Noise Control) and Rialto MC §18.66 (Conditional Development Permits).

Noise is also likely to occur from line sources, such as motor vehicle traffic. Future housing development facilitated by the HEU would result in increased traffic volumes on local city roadways, thereby increasing cumulative noise levels. Given the City's largely developed nature, new housing development would not be expected to significantly increase traffic volume on local roadways. Additional average daily trips (ADT) from future housing development facilitated by the HEU would need to more than double current ADT for there to be a discernable difference in noise levels (i.e., more than 3 dBA increase). Furthermore, most of the identified opportunity areas are within previously developed portions of the City already generating traffic volumes and mobile noises. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies and the Rialto MC §18.66, which requires project noise compatibility with adjacent land uses. Following compliance with Rialto MC Chapter 9.50, the project's future construction and operations related noise impacts would be less than significant.

13(b) Generation of excessive ground borne vibration or ground borne noise levels?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate future housing development throughout the City. Construction activities associated with future housing development facilitated by the HEU could result in varying degrees of groundborne vibration impacts from heavy equipment operations, depending on the construction procedure and equipment used. Construction equipment operations would generate vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located near a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). Groundborne vibrations from construction activities rarely reach levels that damage structures.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 in/sec) appears to be conservative. The types of construction vibration impacts include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for

extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. For example, for a building that is constructed with reinforced concrete with no plaster, the FTA guidelines show that a vibration level of up to 0.20 in/sec is considered safe and would not result in any construction vibration damage.

Ground-borne vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. Based on FTA data, vibration velocities from typical heavy construction equipment operations that would be used during Project construction range from 0.003 to 0.089 in/sec PPV at 25 feet from the source of activity.

As previously discussed, the Project does not include physical alterations to the City. If proposed buildout were to occur, the additional allowable residential density at the candidate housing sites would remain within the expected population growth of the City and Region (See **Section 14: Population and Housing**. The increase in density is not anticipated to change the overall impact of growth in the City compared to what was assumed in the Rialto GP and SCAG's Connect SoCal RTP/SCS. Any future development within the candidate housing sites would be subject to the City's standard discretionary review process, including compliance with the City's GP, compliance with the municipal code, and site-specific CEQA review. Therefore, impacts are less than significant.

13(c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. Currently, there are no airports within the City of Rialto. The Housing Element Update would not contain policies that would conflict with airport land use plans nor would it promote development near any airports. The closest airport is the San Bernardino International Airport which is greater than two (2) miles away. Therefore, no impact related to exposing people to excessive as a result of airport land use would occur.

Standard Conditions and Requirements

None are applicable to the project.

POPULATION AND HOUSING

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

14(a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. To meet the City's RHNA allocation of 8,272 units, the HEU identifies a series of implementing actions to increase the City's housing capacity that would induce some population growth in the City. As shown in **Table 2-7**, the City's total potential housing development capacity is approximately 16,368 housing units. As also shown in **Table 2-7**, 387 housing units would be provided through already constructed/issued permit units, and a total of 10,381 housing units would be provided through existing zoning, which includes 128 Accessory Dwelling Unit (ADU) units, 5th Cycle units (62 units), units within entitled private specific plans (7,539 units), and units within seven opportunity areas under existing zoning (2,652 units). Of these 10,768 housing units, all except the 128 ADU would be considered planned housing development. A total potential development capacity of approximately 5,600 units would be provided within seven opportunity areas with rezone/upzone programs. Considering these 5,600 units and the 128 ADU, the project would result in approximately 5,728 new housing units not previously planned for (i.e., not within entitled private specific plans or existing zoning). As a component of Statewide housing legislation, any housing growth and population growth associated with the Project would be in accordance with State-level regulation and would therefore not be considered unplanned. Additionally, future housing development facilitated by the HEU would occur in urbanized locations near existing utilities and service systems, and areas already served by public services (e.g., police and fire protection, and other emergency responders).

Table 14-1, Population Increase from Housing Element below summarizes the projected population growth associated with the project's maximum forecast development capacity of 16,368 housing units.

Table 14-1: Population Increase from Housing Element

Definition	6th Cycle Housing Element
Maximum Potential Candidate Housing Units	16,368
Potential Candidate Housing Units through Existing Zoning, excluding ADU	-10,640
New Housing Units Not Previously Planned For	5,728
Persons per household (*American Community Survey, 5-Year Estimates, 2019*)	3.94
Forecasted Unplanned Population Growth with HEU – 2030 Horizon	+22,568
Existing 2020 Population Estimate (See Table 2-1)	104,110
Existing 2020 Population with HEU – 2030 Horizon	126,678
Forecast Unplanned Population Growth with HEU Percentage	+21.7%
SCAG Forecast 2040 Population for City	112,000
Forecast 2030 Population for City – Extrapolated (based on constant growth rate 2020-2040)	108,055
Forecast 2030 Population for City – Extrapolated with HEU	130,623
Forecast 2030 Population for City – Extrapolated with HEU Percentage	+21%

As shown in **Table 14-1,** future development facilitated by the Project would therefore enable the development of a total of 5,728 unplanned housing units within the City, which would generate population growth of approximately 22,568 persons. When combined with the 2020 total population of 104,110 persons, as shown in **Table 2-1**, the City would potentially grow to a total unplanned population of approximately 126,678 during this HEU planning period. This would create an approximate 21.7 percent increase in the 2020 population.

Without implementation of the Project, the City is anticipated to experience a population increase of approximately 7.6 percent to a population of 112,000 by 2040, as shown in **Table 2-1**. The HEU would result in a significant impact if it would "induce substantial unplanned population growth in an area." The potential increase of 21.7 percent in population forecasts, resulting from the implementation of the HEU, could be considered substantial. However, the growth would occur over an extended period (i.e., 2021 through 2029). Many of the candidate housing units are located within existing zoning, including the entitled Lytle Creek Ranch and Renaissance Specific Plans (sites designated for moderate and above moderate income housing) and opportunity areas. Future housing development facilitated by the HEU is intended to be dispersed throughout the community in areas suited for residential development.

It is noted that the Project would facilitate development of affordable housing units, in accordance with State law. The increase in affordable housing units would provide housing opportunities in proximity to jobs for those employed within the City that meet these household

income categories, including those working in local retail/commercial service businesses, hotels, caregivers, property caretakers, and public occupations. Therefore, job availability would not be readily affected by the implementation of the Project and would not lead to unexpected population growth.

Future housing development would be subject to development review process and be assessed on a case-by-case basis for potential effects concerning population growth. Additionally, future housing development would be subject to compliance with all Federal, State, and local requirements for minimizing growth-related impacts. Local requirements include those stated in the Rialto GP and Rialto MC.

As discussed throughout this IS/MND, All future housing developments facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and required to comply with GP policies and the Rialto MC. Future housing developments would be assessed on a project-by-project basis for potential effects concerning population growth. Additionally, future housing development would be subject to compliance with all federal, state, and local requirements for minimizing growth-related impacts. Therefore, the HEU would not induce substantial unplanned population growth in the City directly or indirectly, a less than significant impact would occur.

14(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. Senate Bill (SB) 166 (2017) requires a City or County to maintain an inventory at all times that can accommodate its share of the regional housing need throughout the planning period. It prohibits a City or County from reducing, requiring, or permitting the reduction of the residential density to a lower residential density than what was utilized by the HCD for certification of the Housing Element, unless the City or County makes written findings supported by substantial evidence that the reduction is consistent with the adopted General Plan, including the Housing Element.

Compliance with SB 166 would minimize the potential for future housing displacement. The candidate housing site inventory would be sufficient to accommodate the City's RHNA allocation, and all HEU actions would occur such that there is no net loss of residential unit capacity. Therefore, the HEU's potential impacts, including from future development facilitated by the HEU, concerning displacement of existing people or housing, and need to construct replacement housing elsewhere would be less than significant.

Standard Conditions and Requirements

None are applicable to the project.

PUBLIC SERVICES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical 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:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

15(a) Fire Protection?

Less Than Significant Impact. Fire protection services in the City are provided by the Rialto Fire Department. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Future development facilitated by the Project would increase demand for fire protection services over time. Although the vacant state of some of the identified opportunity areas would incrementally increase the demand for fire protection services to those vacant areas, the proposed vacant sites are in urbanized locations near existing infrastructure (e.g., roads and utilities) and would be located near areas already served by the Rialto Fire Department. Potential impacts would include placing greater demands upon fire stations, personnel, and equipment over time, potentially resulting in the need to provide new or expanded facilities in order to maintain acceptable service ratios. The Rialto Fire Department would continue to provide services to the future housing developments facilitated by the Project.

The Project does not propose new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. No impact would occur in this regard. Any future expansion of existing fire protection facilities, if required, would be subject to environmental review under CEQA requirements.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies and required to adhere to the 2019 California Fire Code and the Rialto MC §15.28 (Fire Code). Future projects would also be subject to impact fees and tax revenue would be generated from their development. These sources of revenue would support public

goods, like fire protection services, to continue and improve. Future projects would also incorporate fire preventative designs and would provide access for emergency services.

15(b) Police Protection?

Less Than Significant Impact. Police protection services in the City are provided by the Rialto Police Department. The Project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. Future development facilitated by the Project would increase demand for police protection services over time. Although the vacant state of some of the identified opportunity areas would incrementally increase the demand for police protection services to those vacant areas, the proposed vacant sites are in urbanized locations near existing infrastructure (e.g., roads and utilities) and would be located near areas already served by the Rialto Police Department. Potential impacts would include placing greater demands upon police stations, personnel, and equipment over time, potentially resulting in the need to provide new or expanded facilities in order to maintain acceptable service ratios. The Rialto Police Department would continue to provide services to the future housing developments facilitated by the Project.

The Project does not propose new or physically altered police department facilities, the construction of which could cause significant environmental impacts. No impact would occur in this regard. Any future expansion of existing police department facilities, if required, would be subject to environmental review under CEQA requirements.

All future housing development facilitated by the HEU would be subject to environmental review under CEQA and the City's development review process. Future projects would also be subject to development impact fees and tax revenue would be generated from their development. These sources of revenue would support public goods, like police protection services, to continue and improve.

15(c) Schools?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The Project would result in approximately 5,728 new housing units not previously planned for (i.e., not within entitled private specific plans or existing zoning). Future housing development facilitated by the HEU and the resulting population growth would generate student population growth in Rialto Unified School District (RUSD). The student population growth would increase the demand for school services and facilities over time. Potential impacts would include placing greater demands upon existing facilities and personnel, potentially resulting in the need to provide new or expanded facilities, in order to maintain acceptable service ratios.

The Project does not propose construction of new or physically altered school facilities. Therefore, the Project would not result in substantial environmental impacts in this regard. Future development could warrant construction of new or physically altered school facilities depending upon its nature and timing. Any future expansion of existing school facilities or construction of new, if required, would be subject to environmental review under CEQA requirements.

Additionally, legislation allows school districts to collect impact fees from developers of new residential uses. Pursuant to Government Code §65996, school fees imposed through the Education Code are deemed to be full mitigation for new development projects; the City cannot impose additional mitigation. School impact fees would be imposed on future development within the RUSD. Thus, compliance with the established regulatory framework, which requires payment of school impact fees, would offset the cost of providing service for any additional students generated by the Project. The impacts on school services would be fully mitigated and less than significant.

15(d) Parks?

Less Than Significant Impact. Please refer to **Section 16: Recreation** below.

15(e) Other public facilities?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The Project would result in approximately 5,728 new housing units not previously planned for (i.e., not within entitled private specific plans or existing zoning). Future housing development facilitated by the HEU and the resulting population growth would increase the demand on public facilities. The population growth would increase the demand for public services and facilities over time. Potential impacts would include placing greater demands upon existing facilities and personnel, potentially resulting in the need to provide new or expanded facilities, in order to maintain acceptable service ratios.

The Project does not propose construction of new or physically altered public facilities. Therefore, the Project would not result in substantial environmental impacts in this regard. Future development could warrant construction of new facilities or physically altered existing facilities depending upon its nature and timing. Any future expansion of existing facilities or construction of new, if required, would be subject to environmental review under CEQA requirements. Demand would be at least partially offset by funding generated by development fees and by tax revenue of higher numbers of residents. Therefore, impacts on public facilities would be less than significant.

Standard Conditions and Requirements

None are applicable to the project.

RECREATION

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

16(a) 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?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future residential projects could increase the use of existing neighborhood and regional parks. However, it is possible that future developments would include the construction of additional recreational facilities and developer-produced parks, but it is presently unknown until future housing projects are proposed. Future development facilitated by the Project would be required to pay development impact fees and any tax revenue generated will benefit the funding for parks and facilities to offset potential increases in demand.

The City of Rialto offers various recreational parks and facilities. Rialto has mini-park/pocket park, neighborhood parks, community parks, planned parks, recreational centers, and school open space. Glen Helen Regional Park is within Rialto's Sphere of Influence in San Bernardino County's Devore area. As of Rialto's 2010 General Plan, Rialto has a total of 134 parks, excluding 6 community centers. Rialto has a moderate park shortage, and it has a standard ratio of 3 acres of parks per 1,000 residents. This ratio is used for park dedication and fee requirements. The built-out nature of Rialto's environment makes it challenging to find opportunities for more recreational facilities. According to the recommendations from the National Recreation and Parks Association (NRPA), a park should cover a ¼ to ½ mile service area radius. Rialto satisfies this recommendation in most cases, except for the western boundary and parts of Bloomington.[27]

[27] City of Rialto. *Rialto General Plan*. 2010. Available at https://www.yourrialto.com/DocumentCenter/View/1494/2010-General-Plan. Accessed on August 25, 2021).

Additionally, the HEU's candidate housing sites are dispersed throughout the community to minimize the potential for adverse changes in the neighborhood character and reduce the potential for adverse impacts on recreation amenities. Adherence to mandatory development permit requirements and regulations for providing recreation would support the City's goals for providing sufficient recreation opportunities for residents. For these reasons, the HEU and future housing development facilitated by the HEU would not result in substantial physical deterioration of existing neighborhood or regional parks. Therefore, impacts would be less than significant.

16(b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. See answer 16(a) above. Future development would increase demand for parks and recreational facilities over time. Potential impacts would include placing greater demands on parkland and recreational facilities, potentially resulting in the need to provide new or expanded facilities in order to maintain an acceptable level of service. The Project does not propose construction of new or physically altered parks or recreational facilities. Therefore, the Project would not result in substantial environmental impacts in this regard. Future development could warrant construction of new or physically altered parks or recreational facilities depending upon its nature and timing. Any future expansion of existing facilities or construction of new facilities, if required, would be subject to environmental review under CEQA requirements and comply with any applicable development review actions related to the expansion of recreational facilities.

Standard Conditions and Requirements

None are applicable to the project.

TRANSPORTATION

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.4, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

17(a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. The HEU does not include any goals, policies, or implementation programs that would conflict with plans or other regulations that address the circulation system. Future development projects would be reviewed on a case-by-case basis to verify consistency with applicable regulations that address the circulation system.

Bus services are provided to the City via Omnitrans, a public agency that provides services to the greater San Bernardino Valley. Metrolink is a southern California agency which provides passenger rail services to the region's cities. The Project would not conflict with the service capacity of these transportation providers, since candidate housing sites are dispersed throughout the City. The City also contains a contiguous bicycle lane system that allows bicycle access throughout the City.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies, Rialto MC standards, and relevant policies/standards concerning public transit and pedestrian facilities. This includes policies and regulations required to improve public access and safety for people who walk and bike, and improve the transportation system, as applicable. Future housing development on the candidate housing sites would be required to adhere to all state requirements for consistency with transportation plans.

The City's review process would examine project compatibilities with the surrounding areas. Conditions of approvals may include requirements for street improvements and dedications and traffic circulation. As a result, future housing development on the candidate housing sites facilitated by the HEU would not conflict with an adopted program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. Therefore, impacts would be less than significant.

17(b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact. The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development throughout the City. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The candidate housing sites are dispersed throughout the City to reduce the potential for adverse environmental impacts. The intent is to reduce impacts by placing housing near public transportation and recreation opportunities and away from environmentally sensitive resources. For example, the Foothill Boulevard opportunity area is along a major arterial roadway. Future development projects would be reviewed on a case-by-case basis to verify consistency with application regulations that address the circulation system, including Vehicle Miles Travelled (VMT).

All future housing development facilitated by the HEU would be required to adhere to all State and local requirements for avoiding significant impacts related to VMT. Future development would be subject to compliance with the City's VMT guidelines. Any traffic demand measures required for mitigation would be required to comply with Rialto GP Goals 4.1 and 4.2, which encourage the maintenance of efficient roadway capacities and minimization of traffic hazards near residential uses.

Most candidate housing sites are within urban and developed areas, and therefore future housing development on the candidate housing sites facilitated by the HEU would be expected to reduce VMT. Future housing development in some areas of the City would provide more housing closer to employment and commercial areas, further increasing opportunities to reduce VMT and increase the ease of walking, cycling, and using public transit. Therefore, impacts would be less than significant.

17(c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Because future housing development facilitated by the HEU would occur on mostly developed properties, they would use existing roadways that are connected and adjacent

to the existing transportation network, hazards due to a geometric design feature or incompatible uses are not anticipated. All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, be required to comply with GP policies, Rialto MC standards,, and be evaluated at the project-level for its potential to increase hazards due to a geometric design feature and to verify compliance with City development requirements within the Rialto MC.

Future housing development facilitated by the HEU would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access; and would be required to adhere to all State and local requirements for avoiding construction and operations impacts related to design and incompatible uses. As a result, future housing development facilitated by the HEU would not substantially increase hazards due to design features or incompatible uses. Therefore, impacts would be less than significant.

17(d) Result in inadequate emergency access?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Because future housing development facilitated by the HEU would occur on mostly developed properties, it is not anticipated that future housing development would result in inadequate emergency access. Additionally, all future housing development facilitated by the HEU would be subject to the City's development review process and required to demonstrate consistency with the Rialto GP and Rialto MC.

The City has adopted the California Fire Code (CFC) under Rialto MC §15.28. The CFC sets standards for road dimension, design, grades, and other fire safety features. Additionally, more stringent CBC standards also apply regarding new construction and development of emergency access issues associated with earthquakes, flooding, climate/strong winds, and water shortages. Future housing development would be required to comply with applicable building and fire safety regulations required for the design of new housing and emergency access. Thus, compliance with the Rialto MC would be required to provide adequate access, including emergency access. As a result, future housing development facilitated by the HEU would not result in inadequate emergency access. Therefore, impacts would be less than significant.

Standard Conditions and Requirements

None are applicable to the project.

TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 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		X		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code 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.		X		

18(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)?

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?

Less Than Significant with Mitigation Incorporated. Pursuant to Government Code §21080.3.2(b) and §21074(a)(1)(A)-(B) (AB 52] the City has provided formal notification to California Native American tribal representatives that have previously requested notification from the City regarding projects within the geographic area traditionally and culturally affiliated with tribe(s). Native American groups may have knowledge about cultural resources in the area and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC §21074.

On June 7, 2021, the City initiated tribal consultation with interested California Native American tribes consistent with Assembly Bill (AB) 52 and Senate Bill (SB) 18. Letters were mailed to the following tribes:

- Tongva Nation - San Gabriel Band of Mission Indians
- Tongva Nation
- San Manuel Band of Mission Indians
- Morongo Band of Mission Indians
- Gabrieleno Band of Mission Indian - Kizh Nation
- Torres-Martinez Desert Cahuilla Indians
- Soboba Band of Luiseno Indians
- Serrano Nation of Mission Indians
- Santa Rosa Band of Cahuilla Indians
- San Fernando Band of Mission Indians
- Ramona Band of Cahuilla
- Los Coyotes Band of Cahuilla and Cupeño Indians
- Gabrielino-Tongva
- Cahuilla Band of Indians
- Cabazon Band
- Augustine Band
- Agua Caliente

On June 15, 2021, San Manuel Band of Mission Indians (SMBMI) contacted the City via e-mail requesting additional documents and a consultation. The City forwarded available Housing Element related documents to the SMBMI. The City and SMBMI also held a consultation call on August 16, 2021. The SMBMI requested inclusion of standard cultural resource mitigation measure language. Future housing development would be subject to compliance with **MM TCR-1** and **MM TCR-2** which require the SMBMI be contacted and provided any appurtenant documents for any pre-contact and/or post contact cultural resources discovery during construction of future housing developments. Following compliance with **MM TCR-1** and **MM TCR-2**, the Project would not cause a substantial adverse change in the significance of a tribal cultural resource. With mitigation, impacts would be less than significant.

Mitigation Measures:

MM TCR-1 The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in **MM CUL-1** of any pre-contact and/or post-contact cultural resources discovered during future housing development, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with the SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents the SMBMI or the remainder of the future housing development, should either of the Consulting Tribes elect to place a monitor on-site.

MM TCR-2 Any and all archaeological/cultural documents created as a part of the future housing development (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the future project-specific applicant, and the City for dissemination to SMBMI. The City and/or applicant shall, in good faith, consult with the Consulting Tribes throughout the life of the future housing project.

UTILITIES AND SERVICE SYSTEMS

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

19(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant Impact.

Water

In partnership with Veolia North America (VNA), Rialto Water Services (RWS) provides water services to approximately 100,000 people. The City is in agreement with Table Rock Capital (TRC) and the VNA to allow the City to retain all water rights and supply, ownership of water and wastewater systems, and maintain the rate-setting authority relevant to the facilities. VNA has control of delivering water and wastewater services, billing, customer service, and oversight of improvements for upgrading facilities and improving supply and capacity.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. The Project would result in approximately 5,728 new housing units not previously planned

for (i.e., not within entitled private specific plans or existing zoning). Based on its addition of 5,728 housing units, future development would result in additional water demands over existing conditions. However, future housing development facilitated by the HEU would be located in developed areas of the City where water infrastructure already exists. Further, most of the candidate housing sites are developed and include existing connections to the District's system. Accordingly, future housing development facilitated by the HEU is not anticipated to require or result in the relocation or construction of substantial new or expanded water facilities that could cause significant environmental effects. Notwithstanding, all future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to adhere to GP policies and the Rialto MC standards. A less than significant impact would occur. Water supply is further discussed in impact discussion (b) below.

Wastewater

Future projects may be required to implement a Water Pollution Prevention Program (SWPP) to ensure that water quality is not degraded and so that storm water flowing from the site would not exceed wastewater treatment requirements. The Santa Ana Regional Water Quality Control Board (RWQCB) also has requirements in place for fee payment to offset infrastructure costs. Wastewater form future projects are to be processed by the Wastewater Treatment Plant (WTP) at 501 East Santa Ana Avenue, City of Rialto. The General Plan anticipated upgrades to the collection system and the lift stations. These upgrades would be coordinated through the RWS agreement with the VNA to ensure adequate treatment is available for future demand. The City is expected to be able to accommodate future projects. Impacts are less than significant. Wastewater capacity is further discussed in impact (c) below.

Dry Utilities

As stated in **Section 6: Energy**, SCE provides electricity and SCG services gas utilities. Telecommunications service is provided by multiple companies including AT&T and Spectrum. The project would not result in direct housing construction but would facilitate future housing development throughout the City. The housing development facilitated by the HEU would increase the demands for dry utilities. However, the candidate housing sites are located in developed areas of the City that are already served by electric power, natural gas, and telecommunications facilities. Further, most of the candidate housing sites are developed and connect to existing dry utility infrastructure. While future development facilitated by the HEU would increase population within the City and increase service demand, growth projections are consistent with regional and local plans used to guide infrastructure development. All future housing development facilitated by the HEU would be required to meet the mandatory requirements under the City's various programs aimed at ensuring adequate supplies and service infrastructure are available to serve the development. A less than significant impact would occur.

19(b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The Project would result in approximately 5,728 new housing units not previously planned for (i.e., not within entitled private specific plans or existing zoning). Based on its addition of 5,728 housing units and a population growth of approximately 22,568 persons, future development would result in additional water demands over existing conditions. According to the 2015 San Bernardino Valley Regional Urban Water Management Plan (UWMP), the City's 10-year average base daily per capita water usage rate is approximately 214 gallons per day (gpd). The Project would therefore generate an estimated demand of 4,829,552 gpd or approximately 5,410 acre-feet (AF) of water per year (AFY).[28]

During dry years, the City is able to source up to 5,000 AF of water from the San Bernardino Basin Area, 4,366 AF of water from the Rialto -Colton groundwater basin, and on average 3,000 AF of water from the Chino Basin. Total, this would supply the City with 9,066 AF of water from groundwater sources. As well, the City has access to an additional 7,500 AF of imported water, bringing the dry year total to 14,566 AF. Upon implementation, the Project could potentially consist of approximately 37 percent of the City's dry year water supply. This is similar to the expected population increase from Project implementation of over 37 percent.

It is noted that future development would occur incrementally through 2029, based on market conditions and other factors, such that existing water services are not overburdened by substantially increased demands at any given time. Future development satisfying certain criteria would require preparation of a Water Supply Assessment (WSA) in order to verify sufficient water supply is available to meet the development's water demand. Future development would also be subject to compliance with GP Policies 2-29.1 through 2-29.3 concerning water conservation.

All future housing development facilitated by the HEU would be subject to the City's development review process, which may include review pursuant to CEQA, and be required to comply with GP policies and the Rialto MC regulations. . A less than significant impact would occur.

Stormwater

Implementation of future projects will likely require the construction of storm drainages to tie into existing stormwater drainage facilities within existing rights-of-way. Water discharged from the respective sites is not anticipated to negatively affect off-site or downstream flows. See

[28] Water Systems Consulting. (2006) *2015 San Bernardino Valley Regional Urban Water Management Plan.* Pages 41-1 through 14-14. Retrieved from https://wvwd.org/wp-content/uploads/2018/03/SBV_RUWMP_rev_with_appendices_1.pdf (accessed August 22, 2021)

Hydrology and Water Quality Impact (a) for further discussion. Impacts are to be considered less than significant.

19(c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The City is served by the Rialto Wastewater Treatment Plant (RWWTP). The RWWTP treats on average 7 million gallons a day (MGD) of wastewater. The RWWTP has a capacity of 11.7 MGD.

Future housing development under the HEU may be subject to discretionary permits and be required to adhere to all federal, state, and local requirements related to wastewater treatment during construction and operations, including the City's Sewer System guidelines (Rialto MC §12.08) and required construction permits. Considering these requirements, and the available capacity discussed above, the project would not result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. No new significant expansions of infrastructure facilities are required, and impacts would be less than significant.

19(d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. The City of Rialto Waste Management Office oversees trash and recycling services provided by the Burrtec Waste Industries. Solid waste generated during construction activities typically includes demolition of existing on-site structures, vegetation clearing, and grading would generate solid waste. Such waste would be source separated on-site for reuse, recycling, or proper disposal. Bins for the various construction material waste types would typically be provided on-site by Burrtec Waste Industries, who would also transport waste materials to the proper facilities for disposal. Future projects are expected to generate waste during construction and operation.

All future construction activities would be required to demonstrate compliance with federal, State, and local statutes and regulations for solid waste. Construction activities would be subject to compliance with the 50 percent diversion of solid waste requirement pursuant to the California Integrated Waste Management Act of 1989 (AB 939). In addition, construction activities would be required to comply with the most recent Green Building Code, which implements design and construction measures that act to reduce construction-related waste through material conservation measures and other construction-related efficiency measures.

Future development would involve a net increase of 5,728 DU over existing conditions. Thus, the Project would increase solid waste disposal demands over existing conditions. It is not expected that future projects would lead to inadequate landfill capacity at the Mid-Valley Sanitary Landfill,

which has a daily capacity of 7,500 tons per day. The landfill has the capacity for 101.3 million cubic yards and has an operational life through 2033. Solid waste generated at future housing developments facilitated by the HEU would represent a nominal increase in disposal rates. Existing landfill capacity would be sufficient to serve future development within the City.

Further, AB 341 requires Cities and Counties to implement recycling programs, reduce refuse at the source, and compost waste to achieve the established 75 percent diversion of solid waste from landfills. Burrtec Waste Industries is the only franchised waste hauler authorized to provide trash and recycling. For future development, the City, in conjunction with Burrtec Waste Industries, would perform outreach, education and monitoring pursuant to this regulation.

Future housing development facilitated by the HEU may be subject to discretionary permits and be required to adhere to all federal, state, and local requirements for solid waste reduction and recycling. Considering these requirements, the HEU implementation would not generate solid waste in excess of State or local standards, or in excess of local infrastructure's capacity. Therefore, impacts would be less than significant.

19(e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. State, County, and local agencies with regulatory authority related to solid waste include the California Department of Resources Recycling and Recovery (CalRecycle) and the City. Regulations specifically applicable to the proposed project include the California Integrated Waste Management Act of 1989 (AB 939), §4.408 of the CalGreen Code, and SB 341, which requires multi-family residential development and commercial uses to implement recycling programs.

The Integrated Waste Management Act, which requires every City and County in the State to prepare a Source Reduction and Recycling Element (SRRE) to its Solid Waste Management Plan, identifies how each jurisdiction will meet the State's mandatory waste diversion goal of 50 percent by and after the year 2000. The diversion goal has been increased to 75 percent by 2020 by SB 341.

The 2019 CalGreen Code §4.408 requires preparation of a Construction Waste Management Plan that outlines ways in which the contractor would recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. As previously noted, the project would not result in direct housing construction, but would facilitate future housing development. During the construction phase of future housing development, projects would comply with the CalGreen Code through the recycling and reuse of at least 65 percent of the nonhazardous construction and demolition debris from the project site. No conflict with statutes and regulations related to solid waste would occur.

Standard Conditions and Requirements

None are applicable to the project.

WILDFIRE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildlife or the uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

20(a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. Undeveloped Areas are more likely to be high fire risk areas. Infill development will be proposed and prioritized through the housing element. These areas are in developed areas which reduces risk for wildland fire in the wildland urban interface. It is unlikely that emergency services traveling from the city to undeveloped areas and edges of the city will be impeded by construction activities or increased traffic created as a result of residential development under the housing element.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City**.** According to CalFire Fire Hazard Severity Zone Map[29], the candidate housing sites are not within a State responsibility area (SRA) or a Very High Fire Hazard Severity Zone (VHFHZ), except those in the LCRSP. Therefore, development facilitated by the Project could be in or near a SRA and/or lands classified VHFHSZ. However, Project implementation is not anticipated to impair an adopted emergency response plan or emergency evacuation plan. The potential to impair an

[29] California Department of Forestry and Fire Protection, California Fire Hazard Severity Zone Viewer Available at: https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414, Accessed February 5, 2021.

adopted emergency response plan or emergency evacuation plan would be addressed on a project-by-project basis for individual projects and conditions of approval and/or mitigation would be placed on proposed projects to address any potential impacts, consistent with GP policies. Additionally, future developments facilitated by the Project would be required to continue assessing potential fire risks associated with their individual developments. The established permitting process will assist future developers in further identifying any potential construction barriers or obstructions in the rights of way and paths for emergency access. Future developments may require the creation of a traffic control plan which will mitigate any concerns related to impeding emergency access.

Furthermore, future development facilitated by the HEU may be subject to discretionary permits and be required to meet the mandatory requirements related to the prevention of wildfire impacts. All future housing development would be required to comply with the CFC and CBC. As a result, HEU implementation would not substantially impair an adopted local or county-wide emergency response or evacuation plan. Therefore, impacts would be less than significant.

20(b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. To further minimize risk from wildfire, future development on the candidate housing sites in VHFHSZ are required to adhere to the 2019 California Fire Code, Title 24, Part 9, §304.1.2, which states the following:

- "Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush covered lands, or grass-covered lands, or any land which is covered with flammable material, shall at all times do all of the following:"
  - Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.
  - Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all bush, flammable vegetation, or combustible growth which is located from 30 feet to 100 feet from such building or structure or to the property line, whichever is nearer, as may be required by the enforcing agency if he finds that, because of extra hazardous conditions, a firebreak

of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

- Remove that portion of any tree which extends within 10 feet of the outlet of any chimney or stovepipe.
- Cut and remove all dead or dying portions of trees located adjacent to or overhanging any building.
- Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.
- Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than 0.5 inch in size.
- Hazardous vegetation and fuels around all applicable buildings and structures shall be maintained in accordance with applicable regulations.[30]

Future development facilitated by the Project would be required to adhere to all applicable fire prevention requirements and regulations, including CFC requirements and would result in less than significant impacts.

20(c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The need for installation and maintenance of new infrastructure (such as roads, fuel breaks, emergency water resources, power lines, or other utilities) would be evaluated as part of the development permit review process. It is anticipated that future housing development facilitated by the Project would be served by the extension of existing utility infrastructure located primarily in existing rights-of-way, because of the predominately developed nature of the City. Through compliance with applicable development regulations in the case of future development, impacts are anticipated to be less than significant, and no mitigation is required.

[30] California Office of Administrative Law (2019). *2019 California Fire Code, Title 24, Part 9, §304.1.2*. Retrieved from https://codes.iccsafe.org/content/CFC2019P4/chapter-3-general-requirements. Accessed on August 25, 20201.

20(d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. According to the California Geological Survey, the City does not contain any areas identified as having a severe potential for landslides.[31] As well, as stated in Geology and Soils Impact (a)(iv), the Project candidate housing opportunity areas are relatively flat and not within an area susceptible to landslides. Adherence to State and City codes, and emergency and evacuation plans set by the City and the County of San Bernardino would prevent impacts to people or structures from risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be less than significant.

Standard Conditions and Requirements

None are applicable to the project.

[31] California Geological Survey, Geologic Hazards Data and Maps Data Viewer. Available at https://maps.conservation.ca.gov/geologichazards/, Accessed on August 25, 2021.

MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL IMPACTS Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) 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 the past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

21(a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact. On the basis of the foregoing analysis, the proposed project does not have the potential to significantly 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 or eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The project would not result in direct housing construction but would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City. All future housing development facilitated by the HEU would be subject to the City's development review process and required to adhere to all federal, state, and local requirements. The HEU would not result in any direct environmental impacts that would substantially degrade

the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Impacts are less than significant.

21(b) 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 the past projects, the effects of other current projects, and the effects of probable future projects.)

Less Than Significant Impact. State CEQA Guidelines §15065(a)(3) defines "cumulatively considerable" as times when "the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." This document provides a programmatic analysis of the effects of the proposed HEU and the future housing development facilitated by its implementation.

The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. Future housing development facilitated by the HEU would occur as market conditions allow and at the discretion of the individual property owners; be subject to the City's development review process; be subject to environmental review under CEQA; and does not propose changes to current land use designations and zoning. Based on these factors, and since all future housing development facilitated by the HEU would be subject to the City's development review process, the project would not result in environmental effects, which are individually limited, but cumulatively considerable.

21(c) Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?

Less Than Significant Impact. There are no known substantial adverse effects on human beings that would be caused by the proposed project. The Project would facilitate and provide a policy framework for future housing development on candidate housing sites throughout the City, which are situated in urbanized areas. The HEU provides capacity for future housing development consistent with State Housing law. The candidate housing sites are dispersed throughout the community to minimize the potential for adverse environmental impacts. The provision of additional housing in the City is intended to create adequate housing availability at all income levels. The creation of more economically and socially diversified housing choices is a goal of the HEU and is intended to provide new housing opportunities for low-income households. Implementation of the HEU would provide additional housing options for a variety of income levels, as allocated by RHNA.

4.0 REFERENCES

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Appendix A

Inventory of Candidate Housing Sites