EL RANCHO VERDE

LYTLE CREEK RANCH SPECIFIC PLAN EIR ADDENDUM

State Clearinghouse No. 2009061113

Lead Agency:
City of Rialto
150 S. Palm Avenue
Rialto, California 92376

Project Sponsor:
Lytle Development Co.

October 2017

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1 INTRODUCTION

1.1 SUMMARY OF CONCLUSIONS

This document provides the basis for the City of Rialto's determination that the proposed Specific Plan Amendment (modified project) proposed by Lytle Development Co. falls within the scope of the previously-certified Lytle Creek Ranch Specific Plan Environmental Impact Report (SCH #2009061113) ("LCRSP EIR") and that no supplemental or subsequent EIR is required pursuant to Section 21166 of the Public Resources Code or Sections 15162 through 15164 of the CEQA Guidelines. While the modified project differs in some minor respects from the project description in the LCRSP EIR, those changes would not result in any new or substantially more severe impacts than those that have already been analyzed. Further, no new or substantially more severe impacts would result from any changes in circumstances surrounding the modified project, and there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the LCRSP EIR was certified that would affect the analysis of the potential significant effects, mitigation measures or alternatives of the project analyzed in the LCRSP EIR. Therefore, as explained in greater detail below, no subsequent or supplemental EIR is required because all potential effects of the modified project have been analyzed in the LCRSP EIR and this Addendum.

1.2 PURPOSE AND SCOPE

Lytle Development seeks City approval for a Specific Plan Amendment and Tentative Tract Map to construct the modified project, which would develop 598 residential units within the easterly 183.1-acre portion of the 801.8-acre Neighborhood II in the Lytle Creek Ranch Specific Plan (LCRSP) area, which is currently vacant. The LCRSP EIR analyzed development and operation of 8,407 residential units and 849,420 square feet of non-residential development within 2,447.3 acres, which included 2,931 residential units and 102,452 square feet within Neighborhood II, and provided mitigation measures for buildout of the LCRSP area. The modified project would modify the proposed development within a portion of the LCRSP. The proposed modification to the previous approved development would not increase the number of residential units or square footage of non-residential, and is consistent with the scope and type of development analyzed in the LCRSP EIR.

This environmental checklist provides the basis for an Addendum to the previously certified LCRSP EIR and serves as the environmental review of the modified project, as required pursuant to the provisions of the California Environmental Quality Act (CEQA) and Public Resources Code Section 21000 et seq. and the State CEQA Guidelines. This Addendum augments the analysis in the LCRSP EIR as provided in CEQA Guidelines Sections 15162 and 15164 and provides the basis for the City's determination that no supplemental or subsequent EIR is required to evaluate the modified project. Environmental analysis and mitigation measures from the LCRSP EIR have been incorporated into this Addendum and modified as necessary to address the specific conditions of the modified project.

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Rialto is the Lead Agency, charged with the responsibility of deciding whether or not to approve the modified project. As part of the decision-making process, the City is required to review and consider the potential environmental effects that could result from construction and operation of the modified project. The

analysis in this Addendum document discusses the adequacy of the LCRSP EIR related to the approval of the modified project. The scope of the review for project-related impacts is limited to the consideration of any changes between the previously-certified LCRSP EIR and the modified project.

1.3 ENVIRONMENTAL PROCEDURES

Pursuant to CEQA, the State CEQA Guidelines, and the City's CEQA procedures, the City's review of the proposed environmental checklist and Addendum will determine if approval of the requested discretionary actions and subsequent development could have a significant impact on the environment or cause a change in the conclusions of the LCRSP EIR, and disclose any change in circumstances or new information of substantial importance that would substantially change the conclusions of the LCRSP EIR. This environmental checklist and Addendum will provide the City of Rialto with information to document potential impacts of the modified project.

Pursuant to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence, that one or more of the following conditions are met:

1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

    a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration.

    b) Significant effects previously examined will be substantially more severe than identified in the previous EIR.

    c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.

    d) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

This Addendum reviews the changes proposed by the modified project and any changes to the existing conditions that have occurred since the LCRSP EIR was certified. It also reviews any new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time that the LCRSP EIR was certified. It further examines whether, as a result of any changes or any new information, a subsequent EIR may be required. This examination includes an analysis of the provisions of Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines and their applicability to the modified project. This Addendum relies on use of the Environmental Analysis provided herein, which addresses environmental checklist issues on a section-by-section basis.

An Environmental Checklist is included in Sections 4 and 5. The Environmental Checklist is marked with the findings of the Development Services Director as to the environmental effects of the modified project in comparison with the findings of the LCRSP EIR certified in 2010, with recirculated portions certified in 2012. The Checklist has been prepared pursuant to Section 15168(c)(4) which states that "[w]here the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the LCRSP EIR."

On the basis of the findings of the LCRSP EIR and the provisions of the State CEQA Guidelines, the City of Rialto, as the Lead Agency, determined that, as documented in this Addendum to the previously approved LCRSP EIR, no supplemental or subsequent EIR is required to review the environmental impacts of the modified project application.

1.4 PREVIOUS ENVIRONMENTAL DOCUMENTATION

On July 13, 2010, the City Council of the City of Rialto adopted Resolution No. 5862 certifying the Final LCRSP EIR for the entire 2,447.3-acre LCRSP, adopting Findings of Fact and a Statement of Overriding Considerations for those environmental effects associated with implementation of the LCRSP, and approving the Mitigation Monitoring and Reporting Program. The City's certification of the LCRSP EIR included adoption of findings for three areas of environmental impact that could not be avoided and were considered to be significant and adverse: (1) air quality, (2) noise, and (3) growth inducement. The Findings certifying the LCRSP EIR also identified nine environmental impact areas for which mitigation would reduce potential environmental impacts to a less than significant level: (1) land use, (2) geology and soils, (3) hydrology and water quality, (4) biological resources, (5) traffic, (6) utilities and service systems, (7) hazards and hazardous materials, (8) cultural resources, and (9) aesthetics. The modified project would implement applicable mitigation measures included in the LCRSP EIR. Additionally, the City Council adopted the Lytle Creek Ranch Specific Plan and associated discretionary actions on July 27, 2010, and filed a Notice of Determination on August 2, 2010. Future buildout of the LCRSP is required to occur subject to mitigation measures identified in the LCRSP EIR.

In response to a court ruling, portions of the LCRSP EIR were recirculated by the City of Rialto in February 2012. This document, called Recirculated Portions of the Draft Environmental Impact Report, included revised analyses on greenhouse gas emissions and transportation/traffic impacts, and revised mitigation measures for transportation/traffic, seismic hazards, and fire protection. The recirculated document was certified by the City of Rialto on August 14, 2012. There was no further challenge to the City's approval of the LCRSP or the environmental analysis. Therefore, pursuant to section 21167.2 of the Public Resources Code, the LCRSP EIR is conclusively presumed to be valid with regard to its use for later activities unless any of the circumstances requiring supplemental

review exist. (Pub. Resources Code, Section 21167.2; Laurel Heights Improvement Ass'n v. Regents of the University of California (1993) 6 Cal.4th 1112, 1130 ("[a]fter certification, the interests of finality are favored"); Santa Teresa Citizen Action Group v. City of San Jose (2003) 114 Cal. App. 4th 689, 705-706.)

This Addendum incorporates by reference all or portions of the LCRSP EIR and the technical documents that relate to the modified project or provide additional information concerning the environmental setting of the modified project. In addition, information disclosed in this Addendum is based on the following technical studies and/or planning documents:

- City of Rialto General Plan (2010) – http://yourrialto.com/general-plan/
- City of Rialto Municipal Code –

  https://www.municode.com/library/ca/rialto/codes/code_of_ordinances
- LCRSP EIR, including Recirculated Portions of the Draft EIR, and certifying resolutions and findings
- Technical studies, personal communications and web sites listed in Section 6, *References*

In addition to the websites listed above, all documents are available for review at the City of Rialto Development Services Department, located at 150 S. Palm Avenue, Rialto, Calif. 92376.

2 PROJECT DESCRIPTION

2.1 PROPOSED SPECIFIC PLAN AMENDMENT

The modified project would amend the LCRSP by (1) removing Neighborhood I, which would reduce the land area in the LCRSP by 417-acres, (2) modifying the land use plans for Neighborhood II and Neighborhood III, and (3) an option to limit modification of the levee along Lytle Creek.

Neighborhood I that includes 417-acres and is planned for 1,278 residential units would be removed from the LCRSP because it is being developed under the Glen Helen Specific Plan (GHSP), as implemented by the County of San Bernardino. Although Neighborhood 1 is being removed from the LCRSP, the analysis within this Addendum assumes build out of this area because it is being developed under the jurisdiction of the County. However, the analysis within this Addendum is focused on the proposed changes to Neighborhoods II and III, and the changes to the Lytle Creek streambank revetment.

The proposed changes to Neighborhood II includes replacement of the proposed golf course with open space, the removal of age restrictions on residential units, and changes to the distribution of residential units. However, the total number of residential units and acreage at build out of Neighborhood II would remain the same. The proposed changes to Neighborhood II are shown in Table 2-1.

Table 2-1: Proposed Changes in Land Use Neighborhood II

PA	Land Use	Approved Acreage	Proposed Acreage	Previous Units	Proposed Units	Change in Acreage	Change in Units
80	Open Space	168.0	202.8			34.8	0
82	SFR-3 Residential	30.0	24.9	336	292	-5.1	-44
83	SFR-2 Residential	107.0	79.8	692	640	-27.2	-52
84	SFR-3 Residential	23.0	20.5	249	235	-2.5	-14
97	Open Space/Recreation	5.0				-5.0	0
	SFR-2 Residential		20.2		130	20.2	130
98	SFR-2 Residential	54.0		316		-54.0	-316
	SFR-1 Residential		26.9		146	26.9	146
99	Open Space/Recreation	60.0				-60.0	0
	SFR-1 Residential		20.1		87	20.1	87
100	SFR-3 Residential	14.0		126		-14.0	-126
	SFR-1 Residential		14.6		77	14.6	77
101	Open Space/Recreation	35.0				-35.0	0
	SFR-1 Residential		23.4		101	23.4	101
102	SFR-2 Residential	11.0	20.1	80	131	9.1	51
103	SFR-1 Residential	11.0		40		-11.0	-40
	Open Space/Recreation		64.7			64.7	0
Net Change in Neighborhood II						**0.0**	**0**

PA=Planning Area; Units = Residential Units

The proposed changes to Neighborhood III include shifting 1.2 acres from Planning Area 62 to Planning Area 28. The acreage within Planning area 62 would change from 25.6 acres to 24.4 acres. The number of residential units at build out of Neighborhood III would not change; however, a slight increase in density in Planning Area 62 would result from the reduction of 1.2-acres from the Planning Area. The Specific Plan allows development of 169 residences within Planning Area 62. The 1.2-acre reduction in the planning area would increase the residential development density from 6.6 units per acre to 6.9 units per acre.

The approved LCRSP included 2,000 linear feet of levee improvements through the adjacent Cemex property, which is located between Neighborhood II and III. The levee is an embankment built to prevent the overflow of Lytle Creek. The levee improvements include three flow control inlet pipe and valve assemblies to allow high surface water flows into the South Pit. Since certification of the LCRSP EIR, the state and federal resource agencies have continued to monitor this area of Lytle Creek, and are examining the potential for the existing levee conditions within this area to remain. Thus, the proposed modification includes an option to end the levee improvements at the project boundaries so that it does include the adjacent Cemex property. The alignment of Lytle Creek would remain the same, and continue through the Cemex south mining pit.

2.2 PHASING AND CONSTRUCTION

The modified project would be developed in three phases by neighborhood (Neighborhoods II, III, and IV), with build out occurring by 2030, or as required by an approved development agreement. It is anticipated that construction would begin first in Neighborhoods II and III, and Neighborhood IV would likely be the final neighborhood to be developed. These phases may occur either sequentially or concurrently with one another, and are subject to change in response to market conditions and demands.

2.3 GENERAL PLAN AND ZONING

The modified project area has a General Plan designation of Specific Plan Area, and is zoned Specific Plan Zone.

2.4 DISCRETIONARY ACTION REQUESTED

As part of the modified project, the following discretionary actions are being requested by the project applicant:

- Specific Plan Amendment Approval
- Tentative Tract Map Approval

3 ENVIRONMENTAL CHECKLIST

3.1 BACKGROUND

Date: October 24, 2017
Project Title: El Rancho Verde
Lead Agency: City of Rialto 150 S. Palm Avenue Rialto, Calif. 92376
Lead Agency Contact: Gina Gibson-Williams, Planning Manager (909) 421-7246
Project Location: North of Riverside Avenue between I-15 and SR-210
Project Sponsor's Name and Address: Lytle Development Co. 2050 Main Street, Suite 250 Irvine, Calif. 92614
General Plan and Zoning Designation: General Plan Designation: Specific Plan Area; Zoning: Specific Plan Zone
Project Description: Provided in Section 2, *Project Description*.
Other Public Agencies Whose Approval is Required: None

3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☐	Aesthetics	☐	Agriculture & Forest Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology/Soils
☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials	☐	Hydrology/Water Quality
☐	Land Use/Planning	☐	Mineral Resources	☐	Noise
☐	Population/Housing	☐	Public Services	☐	Recreation

☐	Transportation/Traffic	☐	Tribal Cultural Resources	☐	Utilities/Service Systems
☐	Mandatory Findings of Significance				

3.3 DETERMINATION

On the basis of this initial evaluation

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR adequately discusses the potential impacts of the project without modification.

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3) such as one or more significant effects not discussed in the previous EIR. Therefore, a SUBSEQUENT EIR is required.

Signature	Date
Printed Name and Title	City of Rialto

3.4 EVALUATION OF ENVIRONMENTAL IMPACTS

This section is intended to provide evidence to substantiate the conclusions set forth in the Environmental Checklist. The section briefly summarizes conclusions in the LCRSP EIR, and discusses the consistency of the El Rancho Verde project with the findings contained in the LCRSP EIR. Mitigation measures referenced are from the Mitigation Monitoring and Reporting Program adopted as part of the LCRSP EIR.

In Sections 4 and 5, the Environmental Checklist identifies the environmental effects of the modified project in comparison with the development contemplated in the LCRSP EIR that was certified on July 13, 2010, with recirculated portions certified on August 14, 2012. This comparative analysis has been undertaken, pursuant to the provisions of the CEQA, to provide the factual basis for determining whether any changes in the modified project, any changes in the circumstances, or any new information requires additional environmental review or preparation of a subsequent or supplemental EIR. Some changes and additions to the LCRSP EIR and related Findings and Statement of Overriding Considerations are required for the modified project, but such changes and additions do not involve new significant environmental impacts, a substantial increase in severity of significant impacts previously identified, substantial changes to the circumstances under which the modified project is undertaken involving such new impacts or such a substantial increase in the severity of significant impacts, or new information of substantial importance as meant by CEQA Guidelines Section 15162. As such this Addendum is the appropriate means to document these textual changes. The basis for the findings listed in the Environmental Checklist are explained in Section 5, *Environmental Analysis*.

3.5 TERMINOLOGY USED IN THE CHECKLIST

For each question listed in the Environmental Checklist, a determination of the level of significance of the impact is provided. Impacts are categorized in the following categories:

Substantial Change in Project or Circumstances Resulting in New Significant Effects. A Subsequent EIR is required when 1) substantial project changes are proposed or substantial changes to the circumstances under which the project is undertaken, and 2) those changes result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and 3) project changes require major revisions of the EIR.[1]

New Information Showing Greater Significant Effects than Previous EIR. A Subsequent EIR is required if new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, shows 1) the project will have one or more significant effects not discussed in the EIR; or 2) significant effects previously examined will be substantially more severe than shown in the EIR.[2]

New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined. A Subsequent EIR is required if new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified shows 1) mitigation measures or alternatives previously found not to be feasible would in fact be feasible (or new mitigation measures or alternatives are considerably different) and would substantially reduce one or more significant effects of the project, but the project proponents

[1] CEQA Guidelines. California Code of Regulations (CCR), Title 14, Division 6, Chapter 3, Section 15162, as amended.
[2] CEQA Guidelines Section 15162.

decline to adopt the mitigation measure or alternative.[3]

With regard to the foregoing three categories, a Supplement to an EIR can be prepared if the criterion for a Subsequent EIR is met, and only minor additions or changes would be necessary to make the EIR adequately apply to the modified project.[4]

Minor Technical Changes or Additions. An Addendum to the EIR is required if only minor technical changes or additions are necessary and none of the criteria for a subsequent EIR is met.[5]

No Impact. A designation of *no impact* is given when the modified project would have no changes in the environment as compared to the original project analyzed in the EIR.

[3] CEQA Guidelines Section 15162.
[4] CEQA Guidelines Section 15163.
[5] CEQA Guidelines Section 15164.

4 ENVIRONMENTAL ANALYSIS

This section provides evidence to substantiate the conclusions in the environmental checklist. The section will briefly summarize the conclusions of the LCRSP EIR, and then discuss whether or not the modified project is consistent with the findings contained in the LCRSP EIR, or if further analysis is required in a subsequent EIR. Mitigation measures referenced herein are from the LCRSP EIR.

4.1 AESTHETICS	**Subsequent or Supplemental EIR**			**Addendum to EIR**	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The City's General Plan identifies scenic vistas as picturesque views of the San Gabriel and San Bernardino Mountains and the foothills that are visible as long-range background views from certain parts of the City. The mountains and foothills are visible as background views from Neighborhood II looking northward across the relatively flat terrain. However, portions of Neighborhood III are crossed by steel-lattice transmission towers and high-voltage electrical transmission lines. Where present, they become the dominant visual element and obscure long-range background views of the mountains.

The LCRSP EIR states that the area is becoming more and more visually dominated by residential and commercial development. To the west, a substantial portion of views are of residential development that slopes upward along the terrain. In addition, views along the I-15 corridor are of commercial complexes and industrial warehouses, including truck terminals, that provide an urban character. Similarly, views by motorists traveling north along Lytle Creek Road are first dominated by the wide expanse of freeway which is the dominant visual element in the general project area and then to the freeway-oriented commercial development (Nealey's Corner) near the I-15 Freeway.

The LCRSP EIR stated that as development continues to occur both within the County and throughout the region, the visual character of the general project area and the region itself will increasingly become more urbanized. The LCRSP EIR concluded that the proposed development would change the site's visual character from that of a natural environment to that of a built environment, producing changes in landform, vegetation, water, color, lighting, adjacent scenery, and through the introduction of hardscape and other cultural modifications to the existing landscape. This was identified as a potentially significant impact, and Mitigation Measures 13-1 through 13-6 were provided to reduce the severity of these impacts to a less-than-significant level.

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measure 13-1 is revised as follows to acknowledge that Neighborhood I is no longer in the LCRSP, and would remain under County jurisdiction.

Mitigation Measure 13-1: The project design shall include a detailed "freeway edge treatment" which incorporates both extensive landscaping and a 15-foot wide landscape easement adjacent to the freeway in the developed portions of Neighborhood~~s I and~~ IV. Although no landscaping is proposed within the Caltrans' right-of-way, trees and shrubs selected for their height and visual appearance shall be utilized to create a landscaped edge that will serve as a visual screen separating the freeway from on-site land uses, will serve to demarcate the project site, and will frame the development that will occur beyond. A landscape plan shall be submitted to the City and approval by the City prior to the recordation of the final "B" level subdivision map.

Mitigation Measure 13-2: Development projects proposed in all neighborhoods shall incorporate landscape buffer areas along those major arterial highways within and abutting those neighborhoods and shall incorporate decorative wall and fence treatments and architectural details designed to enhance the visual appearance of those neighborhoods, allowing for individual identity while including unifying design elements consistent with the development standards and design guidelines set forth in the LCRSP. A landscape plan shall be submitted to the City and approved by the City prior to the recordation of each final "B" level subdivision map within all neighborhoods.

Mitigation Measure 13-3: Where feasible, because of projected long-term water demands, landscape vegetation shall be comprised of drought tolerant and low-water consuming species that provide color and a visual softening to the hardscape structures that comprise the built environment. The landscape plan shall include a mix of such species and shall be approved by the City prior to recordation of the final "B" level subdivision map.

Mitigation Measure 13-4: Areas that have been mass graded to accommodate later development upon which no project is immediately imminent shall be hydro-seeded or otherwise landscaped with a plant palette incorporating native vegetation and shall be routinely watered to retain a landscape cover thereupon pending the area's subsequent development. The landscape plan shall include a mix of such species appropriate for hydro-seeding and shall be approved by the City and appropriate fire departments (City and/or County) prior to the issuance of grading permits.

Mitigation Measure 13-5: Grading within retained open space areas shall be minimized to the extent feasible. Graded open space areas within and adjacent to retained open space areas shall be revegetated with plants selected from a landscape palette emphasizing the use of native plant species.

Mitigation Measure 13-6: Prior to the installation of any high-intensity, outdoor sports lighting within a park site and/or school facility, a detailed lighting plan shall be prepared for the illumination of active recreational areas, including a photometric analysis indicating horizontal illuminance, and submitted to and, when deemed acceptable, approved by the Development Services Director. Plans shall indicate that high-intensity, pole-mounted luminaries installed for the purpose of illuminating field and hardcourt areas include shielding louvers or baffles or contain other design features or specification, such as selecting luminaire with cut-off features, to minimize light intrusion to not more than 0.5 horizontal foot candle, as measured at the property boundary. Compliance with these standards shall not be required for adjoining public streets, school or recreational facilities, and other non-light-sensitive land uses.

Impacts Associated with the Modified Project

No New Impact. The modified project includes development of the same form and type and in the same location as that previously analyzed in the LCRSP EIR. There are no substantial changes to the physical condition of the site or the scale or scope of the modified project from that previously analyzed. The proposed changes to Neighborhood II includes replacement of the proposed golf course with open space, and changes to the distribution of residential units. However, the total number of residential units and acreage at build out of Neighborhood II would remain the same. The proposed changes to Neighborhood III include shifting 1.2 acres from Planning Area 62 to Planning Area 28, which would slightly increase the residential development density from 6.6 units per acre to 6.9 units per acre.

The visual change from a golf course to open space and the slight increase (0.3 unit per acre increase) in residential density in Planning Area 62 would not result in potential increase in impacts related to aesthetics. Modifications to the revetment involve a reduction in the size of this facility, which reduces visual impacts and preserves existing terrain, and would therefore not result in any negative visual impacts. There is no change in the maximum height, setbacks, or other development standards or design guidelines. The modified project would therefore result in a very similar development to that previously analyzed in the LCRSP EIR. The mitigation measures included in the LCRSP EIR, as listed below, would be required to be implemented for the modified project. Overall, the modified project would result in a less than significant impact after mitigation is implemented, which is consistent with the impacts identified in the LCRSP EIR. Thus, the level of impact remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding aesthetics. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe aesthetic impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for aesthetics and visual quality. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.2 AGRICULTURE AND FOREST RESOURCES	**Subsequent or Supplemental EIR**				**Addendum to EIR**
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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 the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR identified no Important Farmland, zoning for agricultural use, or Williamson Act contracts within the LCRSP area. In addition, no forest land or timberland is located within or nearby the LCRSP area.

A portion of the LCRSP area is adjacent to the San Bernardino National Forest. As a result, the LCRSP EIR included the following mitigation measures to reduce impacts on national forest lands and potential conflicts between LCRSP development activities and the forest. The implementation of Mitigation Measures 1-7 and 1-8 was required for development in Neighborhoods I and IV due to the proximity of those areas to National Forest lands. However, these mitigation measures are not applicable development of Neighborhoods II and III that would be revised pursuant to the proposed Specific Plan Amendment, because they are not adjacent to forest lands.

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measures 1-7 and 1-8 would be implemented, as approved by the LCRSP EIR for Neighborhood IV; however, they are not related to development of Neighborhoods II and III.

Mitigation Measure 1-7: In order to avoid potential conflicts with the United States Forest Service's resource management plans, prior to the approval of any tentative tract map on lands abutting the National Forest, the Applicant shall prepare a land-line survey delineating the project's boundaries relative to boundaries of the San Bernardino National Forest. The Applicant shall avoid disturbance to all public land survey monuments, private property corners, and forest boundary markers. In the event that any such land markers or monuments on National Forest System lands are destroyed by an act or omission of the Applicant, depending on the type of monument destroyed, the Applicant shall reestablish or reference same in accordance with: (1) the procedures outlined in the "Manual of Instructions for the Survey of the Public Land of the United States"; or (2) the specifications of the County Surveyor; or (3) the specifications of the Forest Service. Further, the Applicant shall ensure that any such official survey records affected are amended, as provided by law.

Mitigation Measure 1-8: With the exception of Planning Area 15 which is subject to 24-foot building setback requirements, unless otherwise approved by the responsible fire authority or a lesser setback is approved by the Director upon receipt of a use-specific application, design and development plans shall include a minimum 25-foot building setback from adjoining National Forest System lands. Landscape plans for the setback area shall, to the extent feasible, utilize plant materials indigenous to the San Bernardino National Forest.

Impacts Associated with the Modified Project

No New Impact. The modified project would be in the same location as the approved project, and would not have the potential to impact forest land or cause the conversion of forest land to non-forest use. Neighborhoods II and III that are being revised pursuant to the modified project are not adjacent to forest lands. Thus, impacts related to agricultural land and forestland would not occur from the modified project.

As detailed by the LCRSP EIR Mitigation Measures 1-7 and 1-8 are required for development of Neighborhood IV due to the proximity of the area to National Forest lands. Overall, no new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in LCRSP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding agriculture and forest resources. There have not been 1) changes to the project that require major revisions of the previous LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase

in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe agriculture and forest resources impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for agriculture and forest resources. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.3 AIR QUALITY	Subsequent or Supplemental EIR			Addendum to EIR	
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐	☒

Impacts Identified in the LCRSP EIR

The LCRSP EIR concluded that build out of the LCRSP would generally comply with the South Coast Air Quality Management District (SCAQMD) 2007 Air Quality Management Plan (AQMP), and impacts related to compliance with the AQMP were determined to be less than significant.

The LCRSP EIR concluded that construction activities and operations associated with the approved project would generate a substantial increase in criteria air pollutant emissions that exceed the threshold criteria and would contribute to the nonattainment designations of the South Coast Air Basin. This was considered a potentially significant impact to air quality. Therefore, Mitigation Measures 7-1 through 7-9 were required to minimize construction-related impacts, and Mitigation Measures 7-10 through 7-18 were required to minimize operational-period impacts. However, the LCRSP EIR determined that the level of significance after mitigation was significant and unavoidable. Additionally, this was considered a cumulatively considerable impact to air quality.

Regarding localized receptors, the LCRSP identified a maximum incremental increase in off-site individual cancer of 4.2 in one million over the duration of construction, which is below the threshold risk of 10 in one million. Thus, no impact was identified. Also, the LCRSP EIR concluded that the design review process established in the LCRSP would ensure odor-causing land uses would not be placed in locations within the project area that could cause odor impacts to substantial numbers of people. The impact was found to be less than significant.

Mitigation Measures Adopted by the LCRSP EIR

The proposed Specific Plan Amendment implements Mitigation Measure 7-15, and such uses that could generate hazardous air emissions are not included in the modified project.

Mitigation Measure 7-1: The Applicant shall water all active grading areas a minimum of three times per day (as opposed to two).

Mitigation Measure 7-2: All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.

Mitigation Measure 7-3: The Applicant shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions. Construction emissions shall be phased and scheduled to avoid emissions peaks to the extent feasible and discontinued during second-stage smog alerts.

Mitigation Measure 7-4: The Applicant shall use line power instead of diesel- or gas-powered generators at all construction sites where ever line power is reasonably available.

Mitigation Measure 7-5: Unless required for safety reasons, during construction, equipment operators shall limit the idling of all mobile and stationary construction equipment to no more than five minutes. The use of diesel auxiliary power systems and main engines shall also be limited to no more than five minutes when within 100 feet of homes or schools while driver is resting.

Mitigation Measure 7-6: Active grading activities shall be limited to 10 acres per day or less when grading within 1,000 feet of residential receptors.

Mitigation Measure 7-7: The Applicant shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the project site throughout the project construction. The Applicant shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. These measures include the following: (1) Use Tier II (2001 or later) heavy-duty diesel-powered equipment at the project site; (2) Apply NOx control technologies, such as fuel injection timing retard for diesel engines and air-to-air cooling, and diesel oxidation catalysts as feasible; feasibility shall be determined by using the cost-effectiveness formula developed by the Carl Moyer Program; and (3) General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions and keep all construction equipment in proper tune in accordance with manufacturer's specifications.

Mitigation Measure 7-8: If stationary equipment, such as generators for ventilation fans, must be operated continuously, locate such equipment at least 100 feet from homes or schools, where possible.

Mitigation Measure 7-9: Applicant shall ensure that the construction contractors utilize architectural coatings that contain a VOC rating of 75 grams/liter of VOC or less.

Mitigation Measure 7-10: The Applicant shall, to the extent feasible, promote, support, and encourage the scheduling of deliveries during off-peak traffic periods to encourage the reduction of trips during the most congested periods.

Mitigation Measure 7-11: The specific plan shall include design and development standards and plans describing and delineating the location of all planned bicycle paths, routes, and trails and, excluding street-adjacent sidewalks, pedestrian pathways located within the project boundaries.

Bicycle and pedestrian facility plans shall illustrate the physical linkages between on-site residential, commercial, and publicly accessible recreational areas and show the connectivity between those on-site facilities and existing and proposed off-site facilities delineated on adopted City and County plans. Motorized and non-motorized travel routes shall be minimized to the maximum extent feasible.

Mitigation Measure 7-12: During site plan review, due consideration shall be given to the provision of safe and convenient pedestrian and bicycle access to transit stops and to public transportation facilities.

Mitigation Measure 7-13: Without forfeiting other development opportunities that may exist thereupon, development plans for Neighborhoods III or IV shall be revised to incorporate a park-and-ride/park-and-pool facility in proximity to the intersection of Sierra Avenue and Riverside Avenue (in the vicinity of PAs 27 or 33) or in an alternative location and of a size acceptable to the Director. Park-and-ride/park-and-pool facilities can be accommodated as part of or independent from a commercial development though the provision of on-site parking opportunities in excess of the parking requirements otherwise imposed by that use, accommodated at the perimeter of a residential development through the incorporation of appropriate design elements, or accommodated in a non-conservation open space area where such use can be shown not be produce a deleterious biological resource impact.

Mitigation Measure 7-14: The Applicant shall provide covered transit benches at the park-and-ride/park-and pool facility and, should the local transit authority change existing and/or add new bus routes within the project site or along public roadways abutting the project site, at additional transit stops within the project boundaries.

Mitigation Measure 7-15: The specific plan shall be modified to prohibit the on-site development of the following land uses: (1) heavy industrial; (2) landfills and transfer stations; (3) hazardous waste and medical waste incinerators; and (4) chrome plating facilities.

Mitigation Measure 7-16: Future purchasers of real property located within 500 feet of the I-15 Freeway right-of-way and within 500 feet of the main truck route and active mining areas at the Cemex USA quarry and the Vulcan Materials Company plant shall, in accordance with the disclosure requirements of the California Department of Real Estate, receive notification that residential occupants and other sensitive receptors may be exposed to excess cancer risks as a result of long-term exposure to toxic air contaminants, including diesel particulate matter, associated with diesel-powered vehicles traveling along and operating within those areas.

Mitigation Measure 7-17: All dwelling units within 500 feet of the I-15 Freeway right-of-way and within 500 feet of the main truck route and active mining areas at the Cemex USA quarry and Vulcan Materials Company plant shall incorporate an air filtration system designed to have a

minimum efficiency reporting value (MERV) of 12 or better as indicated by the American Society of Heating Refrigerating and Air Conditioning Engineers (ASHRAE) Standard 52.2.

Mitigation Measure 7-18: Excluding pedestrian and bicycle trails, sensitive public recreational uses, such as active outdoor playground, shall be prohibited within 500 feet of the I-15 Freeway right-of-way and within 500 feet of the main truck route and active mining areas at the Cemex USA and Vulcan Materials Company quarries.

Impacts Associated with the Modified Project

No New Impact. The modified project has construction and operational characteristics that are very similar to those analyzed in the LCRSP, with exception of the provision of open space instead of a golf course. The build out of the modified project would result in the same number of residences, and the volume of emissions from the modified project would not increase above those evaluated in the LCRSP EIR. The design review process established by the LCRSP would continue to be implemented under the proposed Specific Plan Amendment. Thus, no new impacts would occur and the modified project would not require any changes to the certified LCRSP EIR.

The modified project would implement Mitigation Measure 7-15, and uses that could generate hazardous air emissions are not included in the modified project. Additionally, Mitigation Measures 7-1 through 7-18 would be implemented, as identified in the LCRSP EIR. After implementation of these measures, the modified project would have the same significant and unavoidable impacts that are cited in the LCRSP EIR.

Overall, no new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in LCRSP EIR and the level of impact (significant and unavoidable impact) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding air quality. There have not been 1) changes to the project that require major revisions of the previous LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe air quality impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for air quality. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.4 BIOLOGICAL RESOURCES	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR identified potential impacts related to construction and operational activities affecting a total of 1,374.7 acres, including 1,368 acres onsite and 6.7 acres offsite. Impacts to sensitive plant species from the LCRSP include 478 acres of Riversidean alluvial fan sage scrub (RAFSS) throughout the LCRSP area. Impacts to sensitive plant communities include 1.7 acres of southern cottonwood willow riparian (in Neighborhood II) and 0.2 acre of California sycamore alliance (in Neighborhood I). Mitigation Measure 5-1 was required to reduce the severity of RAFSS impacts to a less-than-significant level. Mitigation Measure 5-2 was required to reduce the severity of southern cottonwood willow riparian impacts to a less-than-significant level. No mitigation was deemed necessary for California sycamore alliance.

Temporary impacts to U.S. Army Corps of Engineers (USACE) from construction would affect 26.73 acres of land. Of this, 8.80 acres are within Neighborhood II, 10.02 acres are within Neighborhood III, and 3.54 acres are within Neighborhood IV, and up to 2.40 acres are within the off-site levee improvement area. Permanent impacts to USACE jurisdiction consists of 10.30 acres within Neighborhood II, 25.12 acres within Neighborhood III, 21.01 acres within Neighborhood IV, and potentially 0.60 acres are within the off-site levee improvement area.

Impacts related areas under the jurisdiction of the California Department of Fish and Wildlife (CDFW) include temporary construction related impacts to 9.13 acres within Neighborhood II, 10.78 acres within Neighborhood III, 5.85 acres within Neighborhood IV, up to 4.27 acres within the off-site levee improvement area. Permanent impacts to CDFW jurisdiction consists of 20.90 acres within Neighborhood II, 32.93 acres within Neighborhood III, 36.30 acres within Neighborhood IV, and up to 1.22 acres are within the off-site levee improvement area. Mitigation Measure 5-3, as listed below, was provided in the LCRSP EIR to ensure both compliance with the provisions of Sections 401-404 of the Clean Water Act (CWA) and Sections 1600-1616 of the California Fish and Game Code (CFGC) and the provision of compensatory habitat areas. Implementation of mitigation was determined to reduce potentially significant impacts related to jurisdictional areas to a less-than-significant level.

Least Bell's vireo, a federally-listed endangered species, has been identified in Neighborhoods II and III; therefore, potentially significant impacts to this species were identified. Mitigation Measures 5-4 and 5-9, as listed below, requires additional surveys and compensatory mitigation and established construction controls, to reduce the potential of impacts to a less-than-significant level. To minimize impacts to other bird species, the LCRSP EIR included Mitigation Measure 5-5, which requires pre-construction surveying for nesting birds and the avoidance of active nests during construction.

The LCRSP EIR identified potential impacts related to the loss of potential habitat for burrowing owl. Mitigation Measure 5-6, as listed below, which requires surveying and relocation in accordance with an established protocol, was required to reduce the severity of this impact to a less-than-significant level.

San Bernardino Kangaroo Rat (SBKR), a federally-listed endangered species, was identified in the LCRSP EIR as occupying 217.6 acres within Neighborhood II, 402.7 acres within Neighborhood III, 76.5 acres within Neighborhood IV, and 5.8 off-site acres within the area of the proposed levee improvements. As a result, Mitigation Measure 5-7 was included, as listed below, to provide a combination of SBKR habitat avoidance, preservation, and creation, to reduce the severity of potential impacts to SBKR to a less-than-significant level.

The LCRSP EIR identified a potentially significant impact related to invasive plant species degrading the quality of the environment and threatening native plant communities. As a result, Mitigation Measure 5-8 was included to require an invasive plant management plan, to reduce the severity of this impact to a less-than-significant level.

In addition, the LCRSP EIR identified potential impacts related to water diversions by Lytle Creek Water Conservation Association (LCWCA) member agencies using the inlet pipes to be installed in the Cemex USA South Pit levee. Therefore, Mitigation Measure 5-10, as listed below, was included to ensure that no water diversions will be made by LCWCA member agencies using the inlet pipes

to be installed in the Cemex South Pit levee unless the daily flow in Lytle Creek through the LCRSP area exceeds 80 cubic feet/second (cfs).

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measure 5-1: Riversidean Alluvial Fan Sage Scrub. Two alternative compensatory approaches to Riversidean alluvial fan sage scrub (RAFSS) mitigation have been identified and are described herein. The first approach is based on an "appropriately-scaled ratio" of acres to be preserved to acres to be impacted. The second approach is based on a "habitat equivalency analysis" (HEA) incorporating the measurement and comparative analysis of common ecological metrics (or indicators) between impacted sites and mitigation sites such that the functions and values between those areas can be demonstrated to be reasonably equivalent.

Mitigation Based on Appropriately-Scaled Ratios. Impacts to 519.6 acres (478.0 acres of permanent and 41.6 acres of temporary impacts) of RAFSS may be mitigated at a minimum mitigation ratio of 2:1 (replacement:disturbance) through the preservation of 1,039.2 acres of alluvial fan sage scrub (AFSS) vegetation both on and off the project site. This shall be accomplished, in part, by the preservation of 395.4 acres of RAFSS on the site and the preservation of existing and/or the enhancement, restoration, or creation of AFSS off the site, on private and/or public lands.

The Applicant's acquisition of qualifying off-site and/or dedication of qualifying on-site AFSS habitat and/or the Applicant's securing of appropriate rights and authorization allowing for the preservation, enhancement, restoration, and/or creation of protected habitat on public and/or private lands, together with adequate funding to achieve the necessary preservation, enhancement, restoration, and/or creation, shall be secured by the Applicant at a minimum ratio of 2:1 (replacement:disturbance) prior to directly impacting RAFSS habitat for grading, grubbing, construction, and/or fuel modification activities.

Prior to the issuance of any permits and/or approvals that would result in the removal of RAFSS habitat, the Development Services Director (Director) shall verify that the Applicant has secured sufficient and appropriate AFSS habitat (whether on and/or off the site) to be preserved, enhanced, restored, and/or created to fulfill this 2:1 mitigation ratio, based on the amount of RAFSS habitat that would be removed under the then-issued grading, clearing, or grubbing permits, and has delivered to the City a binding instrument ensuring the implementation of the specified action.

Mitigation Based on Habitat Equivalency Analysis. An alternative method for determining the extent and location of mitigation lands for impacts to RAFSS is to calculate the amount of compensatory acreage of RAFSS habitat to be provided based upon a "habitat equivalency analysis" (HEA). The basic steps that shall be used for implementation of the HEA approach are: (A) determine the extent of potential impact; (B) determine the value of candidate mitigation site(s); and (C) determine required mitigation.

Prior to issuance of any grading permit that would result in the removal of RAFSS, the Director shall verify that the Applicant has: (1) applied the HEA metrics to the acres of RAFSS to be removed; (2) determined the appropriate set of mitigation/conservation activities to apply to the mitigation lands (in accordance with the ecological currency established by the HEA metrics); and (3) has assured that the mitigation lands will serve as mitigation in perpetuity and assured that long-term management will be provided.

The provision of compensatory resources and/or the acquisition of mitigation credits to offset impacts shall be secured by the Applicant prior to removing RAFSS for grading, grubbing, construction, and/or fuel modification activities. Prior to the issuance of any permits and/or approvals resulting in the removal of RAFSS, the Director shall verify that the Applicant has secured sufficient and appropriate RAFSS habitat conservation credits (whether on and/or off the site) based on the amount of RAFSS habitat that would be removed under the then-issued grading, clearing, or grubbing permit and has delivered to the City a binding instrument ensuring the implementation of the specified action.

The Applicant shall assure, to the satisfaction of the Director, that the compensatory acreage and/or mitigation credits to serve as mitigation will be secured to serve its specified function and that the appropriate long-term management of this habitat will be provided. Such assurance shall include those performance measures and guarantees as may be reasonably required by the Director to ensure the fulfillment of the intent of this measure.

At the Applicant's sole expense, the City may select and hire a qualified biologist(s) to provide technical consultation, third-party review, and independent oversight of specified biological mitigation. At its sole discretion, the City's acceptance of any Applicant-nominated compensatory resources and/or mitigation credits shall occur prior to the issuance of any permits and/or approvals resulting in direct impacts to RAFSS and any such permits or approvals shall be conditioned with the details of those actions which are to be implemented.

Mitigation Measure 5-2: Other Sensitive Riparian Communities. Mitigation for direct impacts to approximately 1.7 acres of southern cottonwood willow riparian shall include preservation, enhancement, and restoration of a minimum combined 3.4 acres within the existing and available mule fat scrub, southern willow scrub, and southern cottonwood willow riparian habitat within the Sycamore Flat East riparian corridor. This mitigation represents a minimum 2:1 (replacement:disturbance) mitigation ratio.

Prior to issuance of any permits or approvals that would result in the removal of RAFSS, the Director shall verify that the Applicant has secured sufficient qualifying RAFSS habitat to be preserved, enhanced, restored, and/or created to conserve habitat functions and values equivalent to the functions and values of habitat that would be removed under the then issued grading permits for the project, as determined through the HEA approach.

The Applicant's acquisition of qualifying off-site and/or dedication of qualifying on-site riparian habitat and/or the Applicant's securing of appropriate rights and authorization allowing for the preservation, enhancement, restoration, and/or creation of protected habitat on public and/or private lands, together with adequate funding to achieve the necessary preservation, enhancement, restoration, and/or creation, shall be secured by the Applicant at a minimum ratio of 2:1 prior to directly impacting southern cottonwood willow riparian habitat for grading, grubbing, construction, and/or fuel modification activities. Prior to the issuance of any permits and/or approvals resulting in the removal of southern cottonwood willow riparian habitat, the Director shall verify that the Applicant has secured sufficient and appropriate riparian habitat (whether on and/or off the site) to be preserved, enhanced, restored, and/or created to fulfill this 2:1 mitigation ratio, based on the amount of southern cottonwood willow riparian habitat that would be removed under the then-issued grading, clearing, or grubbing permit, and has delivered to the City a binding instrument ensuring the implementation of the specified action.

The Applicant shall assure, to the satisfaction of the Director, that the compensatory acreage to serve as mitigation will be secured to serve its specified function and that this function will continue over the long term. Such assurance shall include those performance measures and guarantees as may be reasonably required by the Director to ensure the fulfillment of the intent of this measure.

Mitigation Measure 5-3: Jurisdictional Waters. Prior to the issuance of any grading permits affecting state and/or federal jurisdictional waters, the Applicant shall provide the Director with documentation, as may be deemed acceptable by the Director, demonstrating the Applicant's ability and binding commitment to provide the following compensatory resources: (1) the preservation, restoration, and/or enhancement (individually or in combination) of USACE jurisdictional waters on or off the site (within the watershed) at a ratio of no less than 1:1 (replacement:disturbance); and (2) preservation, restoration, and/or enhancement (individually or in combination) of CDFG jurisdictional areas on or off the site (within the watershed) at a ratio of no less than 1:1. Temporary impacts to jurisdictional waters may be mitigated through restoring affected areas to pre-project conditions, followed by hydroseeding with native plant species typical of the area.

Prior to issuance of any grading permit for work in jurisdictional waters, as applicable, the Applicant shall provide the City with evidence of the Applicant's receipt of a Section 404 permit issued by the United States Army Corps of Engineers (USACE), a Section 1600 streambed alteration agreement with California Department of Fish and Game (or other evidence of compliance with Section 1600 et seq. of the California Fish and Game Code), Section 401 water quality certification issued by the Regional Water Quality Control Board, Santa Ana Region and shall provide the Director with an agency approved habitat mitigation and monitoring plan (HMMP), prepared pursuant to USACE guidelines.

Mitigation Measure 5-4: Least Bell's Vireo. Mitigation for direct impacts to approximately 2.9 acres of least Bell's vireo (LBV) habitat (including the loss of 1.2 acres of mule fat scrub and 1.7 acres of southern cottonwood willow riparian within Neighborhood II) shall include on-site preservation, restoration, and enhancement of southern willow scrub and adjacent mule fat scrub habitat at a minimum 2:1 (replacement:disturbance) ratio. Mitigation shall be accomplished through the enhancement and/or restoration of lands within the Sycamore Flat East riparian corridor. Mitigation shall include a combination of enhancement and restoration of approximately 5.8 acres within the existing Sycamore Flat East riparian corridor and adjacent floodplain to improve the quality of habitat for this species.

Potential indirect impacts to LBV shall be mitigated by implementing the following measures during all construction activities within 300 feet of potential LBV habitat: (1) to the extent feasible, grading and other construction activities within 300 feet of potential LBV habitat should take place outside the breeding season (March 15 to September 15); if grading or construction activities occur during breeding season, the mitigation measures in items (8)-(11) below shall be implemented; (2) to the extent practicable, all potential LBV habitat to be removed by the project should be cleared outside the breeding season (March 15 to September 15); if grading or construction activities occur during breeding season, the mitigation measures in items (8)-(11) below shall be implemented; (3) construction limits in and around LBV potential habitat shall be delineated with flags and fencing prior to the initiation of any grading or construction activities; (4) prior to grading and construction a training program shall be developed and implemented to inform all workers on the project about

listed species, sensitive habitats, and the importance of complying with avoidance and minimization measures; (5) all construction work shall occur during the daylight hours; (6) noise from construction activities shall be limited to the extent possible through the maximum use of technology available to reduce construction equipment noise; (7) two brown-headed cowbird traps shall be installed and maintained within the general vicinity (within 500 feet) of the habitat for five years. Additional measures shall be taken for all construction activities within 300 feet of potential LBV habitat during the breeding season (March 15 to September 15) and are set forth in items (8)-(11) herein; (8) pre-construction surveys shall be conducted within one week prior to initiation of construction activities and all results forwarded to the USFWS and CDFG; focused surveys shall be conducted for LBV during construction activities; (9) if at any time LBV are found to occur within 300 feet of construction areas, the monitoring biologist shall inform the appropriate construction supervisor to cease such work and shall consult with the USFWS and CDFG to determine if work shall commence or proceed during the breeding season; and, if work may proceed, what specific measures shall be taken to ensure LBV are not affected; (10) monitoring by a qualified acoustician shall be conducted as needed to verify noise levels are below 60 dBA required within identified, occupied LBV territories; if the 60 dBA requirement is exceeded, the acoustician shall make operational changes and/or install a barrier to alleviate noise levels during the breeding season; and (11) installation of any noise barriers and any other corrective actions taken to mitigate noise during the construction period shall be communicated to the USFWS and CDFG.

Mitigation Measure 5-5: Nesting Birds. To protect nesting birds regulated by the federal Migratory Bird Treaty Act, to the extent feasible, vegetation removal activities shall be scheduled between September 1 and February 14 to avoid the nesting bird season. If clearing and/or grading activities cannot be avoided during the nesting season, all suitable habitat will be thoroughly surveyed for the presence of nesting birds by a qualified biologist prior to removal. If any active nests are detected, the area will be flagged, along with a minimum 100-foot buffer (buffer may range between 100 and 300 feet as determined by the monitoring biologist) and will be avoided until the nesting cycle is complete or it is determined by the monitoring biologist that the nest has failed. A biologist will be present on the site to monitor any vegetation removal to ensure that nests not detected during the initial survey are not disturbed.

Mitigation Measure 5-6: Burrowing Owl. In order to avoid impacts to any burrowing owls that may colonize the development impact footprint prior to commencement of construction activities, a Phase III protocol survey shall be conducted within 30 days prior to commencement of any ground disturbance activities (California Burrowing Owl Consortium, 1993). This pre-construction survey would entail four separate days between two hours before sunset to one hour after or one hour before sunrise to two hours after. This survey applies during both the breeding season (February 1 through August 31) as well as the non-breeding season when wintering owls are most likely detected if present (December 1 through January 31). If burrowing owls are detected within the development impact footprint or within approximately 150 feet of the impact area, on-site passive relocation would be conducted during the non-breeding season in accordance with the established protocol (California Burrowing Owl Consortium, 1993).

Mitigation Measure 5-7: San Bernardino Kangaroo Rat. In order to effectively mitigate the project-related impacts to the San Bernardino kangaroo rat (SBKR), a combination of several measures shall be implemented including: (1) avoidance, preservation, and creation of on-site habitat; (2) preservation, creation, and connectivity of off-site habitat; (3) avoidance and minimization of direct individual SBKR mortality during construction; (4) minimization of indirect individual SBKR mortality through edge effects; and (5) management programs to assure the ability to sustain on-site and

off-site SBKR populations in the long-term. Implementation of these measures shall result in the preservation of a minimum of 316.2 acres of occupied on-site habitat and the creation of a minimum of 75.0 additional acres of habitat for the species (approximately 34.5 acres upstream of and a minimum of 40.5 acres downstream of the Cemex USA quarry).

- On-site avoidance and preservation. On-site avoidance and preservation of occupied habitat shall contribute a total of approximately 316.2 acres to the existing 216.8-acre "SBKR Conservation Area." The acreage to be contributed shall support pioneer and intermediate RAFSS where SBKR populations are reported to reach their highest numbers and densities and mature RAFSS which are theorized to serve as refugia and sources for recolonization and repopulation following episodic flooding in active wash areas. On-site mitigation shall include restoration, creation, and preservation of approximately 34.5 acres of chamise chaparral within Neighborhood II above the 100-year floodplain that is immediately downstream of, and contiguous with, the "SBKR Conservation Area." The Applicant shall remove the chamise and other species detrimental to the SBKR (such as non-native grasses) and manage these approximately 34.5 acres to supplement the already established founder population (that utilizes the habitat in the "SBKR Conservation Area") within the wash upstream of the Cemex USA quarry operation. Individual SBKR within the impact footprint shall be salvaged and translocated to unoccupied rehabilitated habitat within the mitigation area.

- Off-site preservation and connectivity. In order to achieve adequate mitigation for impacts to occupied habitat downstream of the Cemex USA quarry, the Applicant shall remove chamise from and manage a total of 40 acres within offsite areas offering refugia habitat downstream of the Cemex USA quarry operations to assure a stable population in the downstream wash area. This shall be done by the Applicant in combination with a long-term management plan and managed in perpetuity within the existing Cemex USA mitigation area, San Bernardino County Sheriff woollystar preserve, San Bernardino County Flood Control conservation area, and/or Vulcan Materials Company's Cajon Creek conservation bank.

  The criteria for such off-site lands are: (1) upland refugia must be adjacent to active wash areas; (2) the minimum size of any single upland island/patch is 5 acres; and (3) upland refugia must have 80 to 90 percent of its interface between the active wash and upland (common perimeter) that is topographically passable by the species (not supporting steep escarpments) to ensure individuals have access to the wash. Individual SBKR shall be translocated from the impact areas to newly acquired and restored areas to assist with initial colonization.

- Refinement of mitigation program through consultation with USFWS. As required under the Federal Endangered Species Act, during the "formal" Section 7 consultation the USFWS will gather all relevant information concerning the proposed project and the potential project-related impacts on the SBKR and designated critical habitat, prepare a biological opinion with respect to whether the project is likely to jeopardize the continued existence of the species, and formulate alternatives and mitigation/conservation measures where appropriate. Among those measures to be considered by USFWS are those described herein. At its sole discretion, the USFWS may refine, expand, and/or substitute some of these measures, or parts thereof, based on its analysis and determination that such modifications are required to comply with federal law. Accordingly, as long as any such modified, different or substituted on-site or off-site habitat creation, restoration, enhancement and/or management measures are found by the USFWS to result in a SBKR conservation program that is at least as effective in mitigating the impacts to SBKR as proposed herein (as evidenced by a determination by USFWS that the proposed

project will not jeopardize the continued existence of the SBKR or result in the adverse modification of its designated critical habitat), such measures may be substituted for the on-site and off-site habitat creation, restoration, enhancement and/or management measures identified herein.

- Avoidance and minimization of direct mortality of individuals. Construction-related mortality to individual SBKR shall be avoided through the design and implementation of a pre-construction trapping and relocation program. Key elements of this program shall include: (1) initial establishment of one or more receiver sites where suitable habitat is known to be unoccupied, is significantly below carrying capacity levels, and/or where scrub vegetation has been restored and colonization by the species has not occurred; (2) installation of exclusionary fencing at the limits of construction within suitable habitat areas; and (3) live-trapping of suitable habitat within construction areas and the relocation of trapped individuals to one or more biologically appropriate receiver sites.

  Implementation of the trapping and relocation program shall begin with the installation of appropriate exclusionary fencing to a height of three feet around all construction areas within occupied SBKR habitat. A qualified and permitted biologist shall then conduct live trapping of the construction area to the extent necessary to be confident that all SBKR have been removed and relocated. It is anticipated that live trapping and relocation shall be conducted one time prior to construction; however, follow-up monitoring of the silt fence integrity shall be performed on a daily basis during construction. If at any point the fencing is compromised, construction shall be suspended in the area, repairs to the fence shall be made, and the trapping and relocation program shall be repeated.

- Minimization of indirect mortality of individuals. Edge effects, or mortality due to the "spillover" effects of development near and adjacent to areas preserved for the benefit of the species shall be minimized through design elements intended to buffer and avoid human-wildlife conflicts. Key elements shall include: (1) installation of a cat-proof fence at the perimeter of development where it abuts preservation areas, and the location of all pedestrian and vehicular routes and trails outside the fence (except any routes necessary solely for conservation activities within the preserved habitat areas or associated with any pre-existing easements); (2) prohibition of night lighting along the perimeter of preserved areas; (3) direction of all night lighting within development areas away from preserved areas; (4) installation of signage to direct human activity away from preserved habitat areas; (5) prohibition of unleashed dogs within preserved habitat areas; and (6) implementation of a homeowner's awareness program to educate residents about the conservation values associated with preserved habitat areas.

- Long-term management of preserved habitat areas. All areas to be preserved as natural (undisturbed) biological open space to benefit the SBKR within the LCRSP study area, as well as all areas to be restored both on and off the site, shall be monitored biologically for five years and managed in perpetuity by an appropriate management entity. Monitoring of SBKR populations within the areas to be preserved shall take place over a five-year period to ensure the success of the mitigation efforts such that they provide suitable habitat for this species. On-going maintenance (e.g., fence and sign repair) and management (e.g., periodic vegetation thinning) shall be a part of the long-term management plan. As determined by the Director, this plan shall be funded through a combination of up-front capital costs and revenue-generating, non-wasting endowment funded by the Applicant. If additional work is determined to be

necessary after the five years of monitoring, the funds provided by the Applicant shall be such that they cover adaptive management necessary to meet the success criteria stated therein.

Mitigation Measure 5-8: Invasive Plant Management Plan. Prior to the commencement of any grubbing or grading activities, the Applicant shall submit and, when acceptable, the Director shall approve an invasive plant management plan, including, but not necessarily limited to: (1) preventive practices to avoid the transport and spread of weeds and weed seed during project development and operation; (2) a plan to control noxious weeds and weeds of local concern within designated open space areas; and (3) a strategy to educate construction personnel and homeowners in noxious weed identification and awareness. The invasive plant management plan shall incorporate weed prevention and control measures including, but not necessarily limited to: (1) use of only certified weed-free hay, straw, and other organic mulches to control erosion; (2) use of road surfacing and other earthen materials for construction that are certified weed free; and (3) use of only certified weed-free seed for the reclamation of disturbed areas.

Mitigation Measure 5-9: Prior to the commencement of any ground-disturbance activities within areas containing suitable or potentially suitable habitat, in accordance with applicable protocol requirements, if any, the Applicant shall conduct one additional survey for each of the following species: slender horned spineflower, least Bell's vireo, southwestern willow flycatcher, and coastal California gnatcatcher. Should individuals of any of these species be found to occupy the proposed area of disturbance, prior to the commencement of those activities, the Applicant shall obtain any requisite incidental take authorization in accordance with the requirements of the federal Endangered Species Act.

Mitigation Measure 5-10: Surface Water Diversion for Groundwater Recharge. If the Applicant is required to complete the levee repair work in Mitigation Measure 4-5, then prior to any ground disturbance for construction in Neighborhoods II or III, the Applicant shall first obtain binding assurances, acceptable to the City, from the LCWCA or its relevant member agencies, that no water diversions will be made by LCWCA member agencies using the inlet pipes to be installed in the Cemex USA South Pit levee unless the daily flow in Lytle Creek through the project site exceeds 80 cubic feet/second (cfs).

Impacts Associated with the Modified Project

No New Impact. The modified project would not result in an additional area of impact, nor would there be new land uses introduced that have not previously been analyzed. The modified project has construction and operational characteristics that are very similar to those analyzed in the LCRSP, with exception of the provision of open space instead of a golf course, which may provide more habitat for sensitive species, and thus, could result in less impacts than the approved project. However, implementation of Mitigation Measures 5-1 through 5-10 would be required for the modified project to ensure that impacts related to biological resources would be reduced to a less than significant level.

As described previously, impacts to sensitive plant species include: Riversidean alluvial fan sage scrub and 1.7 acres of southern cottonwood willow riparian (in Neighborhood II). Thus, Mitigation Measure 5-1 would be required to reduce the severity of RAFSS impacts to a less-than-significant level, and Mitigation Measure 5-2 would be required to reduce the severity of southern cottonwood willow riparian. Likewise, Mitigation Measure 5-3 would be required to reduce potentially significant impacts related to jurisdictional areas to a less than significant level; and Mitigation

Measures 5-4 through 5-9 would reduce potential impacts to specific species that may be located within the project area.

In addition, as described in Section 2.0, *Project Description*, the modified project includes an option to end the levee improvements at the project boundaries so that it does not extend through the adjacent Cemex property. The levee repair work has been authorized by CDFW and the USACE, and Mitigation Measure 5-10 was included to ensure that LCWCA member agencies would not regularly use the inlet pipes to be installed as part of the improvements, which could result in impacts to biological resources.

Since certification of the LCRSP EIR, the state and federal resource agencies have continued to monitor this area of Lytle Creek, and are examining the potential for the existing conditions near the Cemex property to remain. Should resource agencies determine that the existing levee condition in this location remain, Mitigation Measure 5-10 would no longer be applicable. However, until a final decision by the resources agencies is made, the potential need to repair the levee and Mitigation Measure 5-10 remain applicable, which would reduce potential impacts to a less than significant level.

Overall, no new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in LCRSP EIR and the level of impact (less than significant with mitigation incorporated) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding biological resources. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe biological resources impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for biological resources. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.5 CULTURAL RESOURCES	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR identified two resources within Neighborhood II, listed in records searches as sites SBR-6698H (Fontana Union Water Co. Spreading Ground) and SBR-6699H (Fontana Powerhouse), that were deemed to be eligible for listing in the National Register of Historical Places (NRHP) and the California Register of Historical Resources (CRHR).

The LCRSP EIR concluded that significant adverse impacts to SBR-6698H would be minimized through 1) recordation of the site by retaining important historical information and images, and recording existing physical conditions in archival format, thereby addressing the project's detracting from the property's eligibility or potential eligibility for listing in the NRHP; 2) preparation of a preservation plan for the retention of intact portions of the resource; and 3) if preservation is determined to be infeasible, preparation of a Historic American Landscape Survey, Level II, which requires documentation through large-format archival-quality black-and-white photographs linked to a detailed site plan and a written narrative. Mitigation Measures 12-1 through 12-3 were required to reduce the severity of this impact to a less than significant level. The LCRSP EIR determined that SBR-6699H was outside the development footprint of Neighborhood II, and no mitigation was required.

The LCRSP EIR identified no archaeological resources in the LCRSP EIR area, and no impact was identified. However, the LCRSP EIR identified the potential for paleontological resources within Neighborhood IV. A mitigation measure was included to require paleontological monitoring within areas containing Pleistocene-age sediments, which are limited to Neighborhood IV; no such monitoring was required for the other Neighborhoods.

In addition, the LCRSP EIR concluded that the implementation of the regulations contained in Section 7050.5 of the Health and Safety Code, related to the handling of human remains discovered during land disturbance, would minimize any potential adverse effects related to disturbances to human

remains.

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measure 12-1: Prior to the issuance of any grading permits in Neighborhoods II, III, and IV, the Applicant shall retain a qualified cultural resources consultant, meeting the United States Secretary of the Interior's Professional Qualification Standards for Archaeology or Architectural History, to prepare and submit to the City of Rialto and the California Historical Resources Information System San Bernardino Archaeological Information Center (CHRIS-SBAIC) a National Register nomination form for the Fontana Union Water Company Spreading Ground, incorporating SBR-6698H and SBR-6705H.

Mitigation Measure 12-2: The Applicant shall develop and incorporate into the project planning a preservation plan for a representative portion(s) of the southern intact sections of SBR-6698H. The preservation plan shall be developed by a qualified archaeologist or architectural historian meeting the United States Secretary of the Interior's Professional Qualification Standards for Archaeology or Architectural History. The preservation plan shall include a detailed map of the intact portions of SBR-6698H, place those portions in perpetual open space, and present interpretive information about the site and its history accessible to the public. Interpretive information shall include, but may not be limited to, appropriate informative signage and public access. The preservation plan shall be submitted to the City and the California Office of Historic Preservation and, when deemed acceptable, shall be accepted by the Development Services Director (Director) prior to issuance of grading permits in Neighborhoods II, III, and IV.

Mitigation Measure 12-3: In the event that in-situ preservation of the Fontana Union Water Company Spreading Ground is infeasible, as an alternate to and in lieu of Mitigation Measure 12-2, intact portions of the Fontana Union Water Company Spreading Ground (as identified during preparation of the National Register nomination form) that will be directly or indirectly impacted by the project's development shall be documented by means of a Historic American Landscape Survey (HALS) recordation, Level II. This level of documentation includes large-format archival-quality black-and- white photographs linked to a detailed site plan and a written narrative. Completion of the HALS recordation, including acceptance by the Director, shall be implemented prior to the issuance of any grading permits in Neighborhoods II, III, and IV.

This documentation shall be prepared by a qualified architectural historian or historic landscape architect and a photographer experienced in Historic American Building Survey/Historic American Landscape Survey (HABS/HALS) photography. The overall landscape layout, structural elements, and features, as well as the property setting and contextual views shall be documented. Original archival prints and negatives of the photographs shall be submitted to the Library of Congress. Original archival prints shall also be submitted to the California State Archives. Archival copies of the documentation shall be distributed to the CHRIS-SBAIC and the Rialto Public Library.

Impacts Associated with the Modified Project

No New Impact. The modified project is located on the same development footprint as the approved LCRSP. No additional lands would be impacted, and no additional historical resources would be affected by the project. Implementation of Mitigation Measures 12-1 through 12-3 would continue to be required for implementation of the Amended Specific Plan. In addition, the modified

project is subject to the requirements of Section 7050.5 of the Health and Safety Code. There would therefore be no additional impact to human remains that has not been previously analyzed.

For these reasons, the modified project is consistent with the impacts identified in LCRSP EIR and the level of impact (less than significant with mitigation incorporated) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate modified project impacts or mitigation measures exist regarding cultural resources. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe cultural resources impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for cultural resources. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.6 GEOLOGY AND SOILS	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☐	☒
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR identified Alquist-Priolo fault zones within Neighborhoods II and III near residential PA 98 (Neighborhood II) and open space/recreational PAs 95 and 97 (Neighborhood II), and that the LCRSP area could be subject to strong seismic ground shaking. The LCRSP EIR also concluded that portions of Neighborhood II have a high potential for liquefaction. The LCRSP EIR found no indications of seismically-induced or deep-seated landsliding, slope creep, or significant surficial failures on the project site. In addition, the LCRSP EIR concluded that expansive soils are not widespread would not result in a hazard. Furthermore, the LCRSP EIR identified that no impacts related to the use of septic systems or alternative wastewater disposal systems would occur because no such systems are proposed within the LCRSP.

The LCRSP EIR determined that the potential risks associated with faults, seismic ground shaking, and liquefaction would be mitigated through design-level geotechnical investigations that identify project-specific measures, which would reduce the severity of impacts to a less-than-significant level. These investigations are required as part of Mitigation Measures 3-1 through 3-4, as listed below, which also require compliance with the California Building Code requirements and disclosure of seismic hazards to prospective purchasers of real property within the LCRSP.

Regarding the potential for erosion and loss of topsoil, the LCRSP EIR concluded that by adhering to the federal, state, and local regulations, development within the LCRSP area would not result in significant impacts relating to soil erosion or the loss of topsoil. New developments on sites larger than an acre are required to comply with the National Pollutant Discharge Elimination System's Construction General Permit requirements, which include preparation of a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would include an Erosion & Sedimentation Control Plan to minimize soil erosion and the loss of topsoil. Development would also be subject to a Water Quality Management Plan (WQMP) during operations. Impacts were determined to be less than significant.

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measure 3-1: All development activities conducted on the project site shall be consistent with the following:

(1) The recommendations contained in the following studies: "EIR Level Geotechnical Review, Lytle Creek Ranch Land Use Plan, City of Rialto, San Bernardino County, California" (GeoSoils, Inc., May 22, 2008) and "Updated Geological and Geotechnical EIR Level Review of Documents Pertaining to the Lytle Creek Ranch Land Use Plan, City of Rialto, County of San Bernardino, California" (Pacific Soils Engineering, Inc., September 3, 2008), including but not limited to measures such as those listed below, provided the recommendations meet the conditions specified in Subsection (3) of this Mitigation Measure.

- Use of engineered foundation design and/or ground-improvement techniques in areas subject to liquefaction-induced settlement;
- Use of subdrains in canyon areas or within fill lots underlain by bedrock;
- Use of buttress or stabilization fills with appropriate factors-of-safety (including placing compacted non-structural fill against existing slopes subject to erosion/failure);
- Engineering design incorporating post-tension/structural slabs, mat, or deep foundations; or

(2) Alternative recommendations based on the findings of a site-specific, design-level geologic and geotechnical investigation(s) and approved by the City Engineer, including but not limited to the use of proven methods generally accepted by registered engineers to reduce the risk of seismic hazards to a less than significant level, provided such recommendations meet the conditions specified in Subsection (3) of this Mitigation Measure.

(3) All recommendations shall comply with or exceed applicable provisions and standards set forth in or established by:

(a) California Geological Survey's "Guidelines for Evaluating and Mitigating Seismic Hazards in California, Special Publication No. 117" (Special Publication 117);

(b) The version of the Uniform Building Code (UBC), as adopted and amended by the City of Rialto, in effect at the time of approval of the investigation(s) by the City Engineer;

(c) Relevant State, County and City laws, ordinances and Code requirements; and

(d) Current standards of practice designed to minimize potential geologic and geotechnical impacts.

Mitigation Measure 3-2: Prior to the approval of a tentative "B" level subdivision map for residential or commercial development proposed as part of the Project (excluding any "A" level subdivision map for financing purposes only), the Project Applicant shall:

(1) Submit to the City of Rialto Building & Safety Division a site-specific, design-level geotechnical and geologic investigation(s) prepared for the Project by a registered geotechnical engineer. The investigation(s) shall comply with all applicable State, County and City Code requirements and:

(a) Document the feasibility of each proposed structure and its associated use based on an evaluation of the relevant geotechnical, geologic, and seismic conditions present at each structure's location using accepted methodologies. Included in this documentation shall be verification of soil conditions (including identification of organic and oversized materials) and a specific evaluation of collapsible and expansive soils;

(b) Determine structural design requirements prescribed by the version of the UBC, as adopted and amended by the City of Rialto, in effect at the time of approval of the investigation(s) by the City Engineer, to ensure the structural integrity of all proposed development; and

(c) In addition to the recommendations included in Subsections (1) and (2) of Mitigation Measure 3-1, include site-specific conditions, recommendations and/or measures designed to minimize risks associated with surface rupture, ground shaking, soil stability (including collapsible and expansive soils), liquefaction and other seismic hazards, provided such conditions, recommendations and/or measures meet the conditions set forth in subsection (3) of Mitigation Measure 3-1. Such measures shall specify liquefaction measures such as deep foundations extending below the liquefiable layers, soil cover sufficiently thick over liquefaction soil to bridge liquefaction zones, dynamic compaction, compaction grouting, and jet grouting. In accordance with Special Publication No. 117, other measures may include edge containment structures (e.g., berms, retaining structures, and compacted soil zones), removal or treatment of liquefiable soils, reinforced shallow foundations, and other structural design techniques that can withstand predicted displacements.

(2) Unless otherwise modified, all conditions, recommendations and/or mitigation measures contained within the geotechnical and geologic investigation(s), including the imposition of specified setback requirements for proposed development activities within Alquist-Priolo Earthquake Fault Zones, shall become conditions of approval for the requested development.

(3) The Project structural engineer shall: review the geotechnical and geologic investigation(s); provide any additional conditions, recommendations and/or mitigation measures necessary to meet UBC requirements; incorporate all conditions, recommendations and/or mitigation measures from the investigation(s) in the structural design plans; and ensure that all structural plans for the Project meet the requirements of the version of the UBC, as adopted and amended by the City of Rialto, in effect at the time of approval of the investigation(s) by the City Engineer.

(4) The City Engineer shall: review the geotechnical and geologic investigation(s); approve the final report; and require compliance with all conditions, recommendations and/or mitigation measures set forth in the investigation(s) in the plans submitted for grading, foundation, structural, infrastructure and all other relevant construction permits.

(5) The City Building & Safety Division shall: review all Project plans for grading, foundation, structural, infrastructure and all other relevant construction permits to ensure compliance with the applicable geotechnical and geologic investigation(s) and other applicable Code requirements.

Mitigation Measure 3-3: In recognition of the potential lateral forces exerted by predicted seismic activities, habitable structures that may be located on the Project site and which are located within the defined Alquist-Priolo Fault-Rupture Hazard Zones shall not be over two stories in height. Habitable structures of greater height within defined Alquist-Priolo Fault-Rupture Hazard Zones may only be permitted following the submittal of a subsequent site-specific, design-level geologic and geotechnical investigation(s) and its approval by the City Engineer and, at a minimum, the imposition of both the recommendations contained therein and such additional conditions as may be imposed by the City Engineer, including but not limited to the use of proven methods generally accepted by registered engineers to reduce the risk of seismic hazards to a less than significant level, provided such recommendations meet the conditions specified in Mitigation Measure 3-1, Subsection (3).

Mitigation Measure 3-4: At a minimum, pending the development of seismic hazard zone maps encompassing the project site by the State Geologist under the Seismic Hazard Mapping Act (Sections 2690- 2698.6, Public Resources Code), prospective purchasers of real property within the LCRSP shall be provided a copy of San Bernardino County General Plan – Hazard Overlay Map or similar information disclosing the potential presence of seismic hazards, including liquefaction susceptibility and earthquake-induced landslide susceptibility. This condition does not replace, negate, or otherwise alter any existing obligations between sellers, their agencies, and prospective purchases as may be established by the California Department of Real Estate or under State law.

Impacts Associated with the Modified Project

No New Impact. The modified project includes the same land area as the prior analysis, and impacts related to geology and soils would be the same as identified in the LCRSP EIR. The modified project would change a golf course into open space, slightly increase the density of residences in Neighborhood III, and reduce the length of the levee modifications. These proposed changes would not increase seismic hazards. However, to minimize the potential for these impacts Mitigation Measures 3-1 through 3-4 will continue to be required. Additionally, the modified project would continue to be subject to SWPPP and WQMP requirements. As documented in the Hydrology Analysis prepared by PACE Engineering (PACE 2017), included as Appendix A, the modification to the project's revetment results in fewer impacts related to depth, velocity, and streampower than the previously analyzed project, and would reduce erosion impacts. There would be no change in the project that would increase the potential for soil erosion or the loss of topsoil.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in the LCRSP EIR and the level of impact (less than significant impact with mitigation incorporated) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding geology and soils.

There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe geology and soils impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for geology and soils. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.7 GREENHOUSE GAS EMISSIONS	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The Recirculated Portions of the LCRSP EIR concluded that buildout of the LCRSP would result in estimated GHG emissions of approximately 104,470 metric tons of CO_2 equivalent per year. This was determined to represent a 32.7 percent reduction compared to projected "business-as-usual" (BAU) emissions when taking into consideration changes in emission factors due to implementation of two "Climate Change Scoping Plan" measures: (1) the 2010 Renewables Portfolio Standard (RPS), and (2) the Pavley regulation. Since adoption of the LCRSP, the RPS has been strengthened to further reduce GHG emissions from electricity generation and the Pavley regulation related to vehicular emissions of greenhouse gases remains in effect. The LCRSP's GHG emissions improve upon the BAU scenario by greater than the 28.5 percent improvement necessary to achieve AB 32's mandates. Thus, the LCRSP's impact on GHG emissions and global climate change was determined to be less than significant.

Impacts Associated with the Modified Project

No New Impact. The modified project would change a golf course into open space, slightly increase the density of the same number of residences in Neighborhood III, and reduce the length of the levee modifications. These proposed changes would not increase the volume of GHG emissions beyond those identified in the LCRSP EIR that were determined to be less than significant. In addition, the modified project would be required to be implemented pursuant to the most up-to-date Statewide GHG measures and Title 24/CalGreen requirements at the time of building permitting for the project, and would not conflict with an applicable plan, policy or regulation to reduce GHGs. The modified project is consistent with the impacts identified in LCRSP EIR and the level of impact (less than significant impact) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding greenhouse gas

emissions. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe greenhouse gas emissions impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures with respect to greenhouse gas emissions impacts are required. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.8 HAZARDS AND HAZARDOUS MATERIALS	**Subsequent or Supplemental EIR**			**Addendum to EIR**	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR described that the allowable uses under the LCRSP, in combination with nearby industrial uses, could create a potential hazard related to light industrial, general warehousing, distribution center, and heavy commercial uses being located adjacent to residential, and/or institutional uses. To reduce the potential land-use and hazards compatibility conflicts Mitigation Measure 1-1 (listed below in Section 4.10, *Land Use*) was included to reduce potential impacts to a less-than-significant level. In addition, Mitigation Measure 7-16 (listed previously in Section 4.3, *Air Quality*) provides disclosure requirements for properties within 500 feet of the I-15 Freeway,

Cemex USA quarry, and/or Vulcan Materials Company plant. Also, Mitigation Measure 7-17 (listed previously in Section 4.3, *Air Quality*) requires the use of air filtration systems within 500 feet of the I-15 Freeway right-of-way, Cemex USA quarry, and/or Vulcan Materials Company plant.

In addition, the LCRSP EIR describes that several natural gas transmission pipelines transport liquid or gaseous fuels across the LCRSP area. These include a 14-inch diameter liquid fuel pipeline, which transports gasoline, jet fuel, and No. 2 diesel fuel, that is located to the east of the Cemex property; and SoCalGas has two 36-inch diameter natural gas transmission pipelines that cross the LCRSP area in generally a northeast-southwest direction. These liquid fuels and natural gases are potentially flammable, explosive, and/or toxic. Thus, the LCRSP EIR included Mitigation Measure 1-2 through Mitigation Measure 1-4 (listed below in Section 4.10, *Land Use*) to ensure that the land uses occur in recognition of these potential hazards. With the exception of open space, prior to approving any land use within the "high consequence area" a pipeline integrity management plan (as prepared by the pipeline operator pursuant to 49 CFR 192.907) is required. With regards to potential school sites and multi-use areas, a mitigation measure (Mitigation Measure 1-5) (listed below in Section 4.10, *Land Use*) would ensure that an appropriate "school site pipeline risk analysis" is conducted. The LCRSP EIR determined that implementation of these mitigation measures would reduce potential hazard related impacts to a less-than-significant level.

Mitigation Measures Adopted by the LCRSP EIR

- Mitigation Measures 1-1 through 1-5 (listed below in Section 4.10, *Land Use*)
- Mitigation Measures 7-16 and 7-17 (listed previously in Section 4.3, *Air Quality*)

Impacts Associated with the Modified Project

No New Impact. The modified project would change a golf course into open space, slightly increase the density of residences in Neighborhood III, and may reduce the size of levee modifications. These proposed changes would not increase the potential for hazard related impacts. The same mitigation measures that were required for the LCRSP EIR would be required for the modified project. Mitigation Measure 1-1 would reduce the potential land-use and hazards compatibility conflicts; Mitigation Measure 7-16 provides disclosure requirements for properties within 500 feet of hazards emission facilities; Mitigation Measure 7-17 requires the use of air filtration systems within 500 feet of hazards emission facilities.

In addition, the same potential impacts related to pipelines would occur. Thus, Mitigation Measure 1-2 through Mitigation Measure 1-4 would be implemented to ensure that the land uses occur in recognition of these potential hazards; and Mitigation Measure 1-5 would ensure that an appropriate "school site pipeline risk analysis" is conducted. As determined by the LCRSP EIR, implementation of these mitigation measures would reduce potential hazard related impacts to a less than significant level.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in the LCRSP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding hazards and hazardous materials. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe hazards and hazardous materials impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures with respect to hazards and hazardous materials impacts are required. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.9 HYDROLOGY AND WATER QUALITY	**Subsequent or Supplemental EIR**			**Addendum to EIR**	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☐	☒
e) 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?	☐	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR described that the introduction of standing water, including water associated with drainage facilities and BMPs, have the potential to introduce vector breeding habitat and harborage. To prevent mosquito and other vector production, the dry extended detention basins

were designed using a 24-hour drawdown time, and wet ponds would have recirculated water and would be stocked with mosquito fish for vector control. In addition, Mitigation Measure 4-1, listed below, was included to ensure routine inspection of possible vector harborage area, which would reduce potential impacts to a less than significant level.

The LCRSP EIR also determined that runoff from the LCRSP area has the potential to impair downstream receiving waters, particularly in Lytle and/or Sycamore Creeks. As a result, structural and treatment control BMPs provided in a Water Quality Management Plan (WQMP) would be implemented by Mitigation Measure 4-2, and would reduce concentrations of water contaminants that enter into the storm drain system. In addition, Mitigation Measure 4-3 was included to ensure regular monitoring of pollutant levels so that appropriate corrective measures can be taken, if required.

In addition, the LCRSP EIR identified that the improvements to the levee adjacent to Lytle Creek would result in the introduction of impervious surfaces and, as a result of the impedance of absorption and infiltration of water, has the potential to increase the quantity, velocity, and duration of storm waters. However, the project has also been designed to capture and treat urban runoff from new development areas to ensure that discharge of storm water runoff downstream of the project site into Lytle and Sycamore Creeks does not increase the velocity of peak flows in those creeks during storm events. The project also includes measures to ensure that, where feasible, storm water runoff is captured on the project site and infiltration promoted so as to minimize the volume of storm water runoff discharged into the creeks. Additionally, Mitigation Measures 4-4 and 4-5, as listed below, were included in the LCRSP EIR to ensure appropriate levee repairs are implemented for the Cemex property and to provide specific standards by which the engineering plans must comply in order to assure that impacts from creek flows are reduced to a less than significant level.

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measure 4-1: Prior to the approval of any subdivision map (except for an "A" level map for financing purposes only) in which dry extended detention basins or wet ponds are located, the Applicant shall prepare and, when acceptable, the City Engineer shall accept an inspection plan for each of the basins demonstrating that routine inspections for possible vector harborage will be performed monthly within 72 hours after a storm event or under such alternative inspection schedule as may be determined by the City Engineer.

Mitigation Measure 4-2: Source Control BMPs. The following source control BMPs, or such other comparable measures as may be established by the City Engineer, shall be adopted as a condition of approval for subsequent tract maps approved by the City within the project boundaries. (1) The master homeowners' association (HOA) and/or property owners' association (POA) will be given a copy of the SWQMP. Annually, the representatives of the HOA/POA, their employees, landscapers, property managers, and other parties responsible for proper functioning of the BMPs shall receive verbal and written training regarding the function and maintenance of the project's BMPs. The homeowners will be provided annual notices of water quality issues through an association-published newsletter. (2) Vegetated buffer strips shall be properly maintained with vegetation but not overly fertilized. (3) Resident education and participation will be implemented to manage pollutants that contribute to biological oxygen demand. For example, residents shall be encouraged to keep pets on leashes and to remove feces in order to limit organic material in storm water runoff. Residents shall be further encouraged to irrigate their properties at certain times of the day in order to limit nuisance flow runoff carrying pesticides and other organic material. (4) Vehicle leak

and spill control shall be implemented by educating and requiring vehicle and equipment maintenance, proper vehicle and maintenance fueling, and education of how to handle accidental spills. Stringent fines shall be applied to those who violate these requirements and participate in illegal dumping of hazardous material. Street and storm drain maintenance controls shall be put in place with signs posted prohibiting illegal dumping into street and storm drains. (5) Household hazardous waste collection facilities shall be put into place for proper disposal of fertilizers, pesticides, cleaning solutions, paint products, automotive products, and swimming pool chemicals. Proper material storage control shall be encouraged to keep materials from causing groundwater contamination, soil contamination, and storm water contamination.

Mitigation Measure 4-3: Water Quality Monitoring. Prior to the issuance of any grading permits, the Applicant shall submit, and when acceptable, the City Engineer shall approve, a long-term water monitoring program designed to ensure that the project's proposed BMPs meet or exceed applicable water quality standards established by the California Regional Water Quality Control Board, Santa Ana Region (SARWQCB) and contained in the then current NPDES Permit. In accordance with that program, the Applicant shall institute regularly testing of the water quality at the storm drainage outlets within Lytle and Sycamore Creeks. If the monitoring program's test results determine that the water quality standards established by the SARWQCB are not being met, corrective actions acceptable to the SARWQCB and the City Engineer shall be promptly taken to improve the quality of surface runoff discharged from the outlets to a level in compliance with the adopted SARWQCB standards.

Mitigation Measure 4-4: Final Design Plans. Prior to the issuance of grading permits in Neighborhoods II, III, or IV, final design plans for the proposed Lytle Creek flood control revetment shall be submitted to, and when deemed acceptable, approved by the City Engineer. As determined by the City Engineer, the final design of the Lytle Creek flood control revetment shall provide adequate structural protection for affected I-15 Freeway bridge structures. Design for the toe-down of the Lytle Creek west bank revetment shall take into account the maximum scour potential that may occur at the I-15 Freeway bridge to ensure that adequate protection is provided for both adjacent on-site and off- site development area and the bridge structure.

Mitigation Measure 4-5: Continuity of Flood Control Revetment and Levees. If Cemex USA has not completed the repairs to its South Pit levee for which it obtained authorizations under Streambed Alteration Agreement 1600-2006-0256-R6 and Nationwide Permit No. 3 (USACE No. SPL-2006-1460) by the time that the Applicant is constructing its revetment for Neighborhoods II or III, subject to the existing agreement between Cemex USA and the Applicant, the Applicant shall undertake those repairs to the Cemex USA levee in connection with the Applicant's other offsite improvements to approximately 2,000 linear feet of the Cemex USA levee adjacent to Neighborhood II.

Impacts Associated with the Modified Project

No New Impact. The modified project would change a golf course into open space and slightly increase the density of residences in Neighborhood III. These proposed changes would not increase the potential for water quality or hydrology related impacts. The same mitigation measures that were required for the LCRSP EIR would be required for the modified project. Mitigation Measure Mitigation Measure 4-1 would be required to ensure routine inspection of possible vector harborage area, Mitigation Measure 4-2 would implement water quality treatment control BMPs through the project's WQMP, Mitigation Measure 4-3 would ensure regular monitoring of pollutant

levels so that appropriate corrective measures can be taken, and Mitigation Measure 4-4 ensures adequate structural protection for I-15 Freeway bridge structures near levee improvement areas.

In addition, as described in Section 2.0, *Project Description*, the modified project includes an option to end the levee improvements at the project boundaries so that it does not extend through the adjacent Cemex property. The levee repair work included in the LCRSP has been authorized by CDFW and the USACE, and Mitigation Measure 4-5 was included in the LCRSP EIR to ensure that appropriate repairs are made to approximately 2,000 linear feet levee adjacent to the Cemex property.

However, since certification of the LCRSP EIR, the state and federal resource agencies have continued to monitor this area of Lytle Creek, and are examining the potential for the existing conditions near the Cemex property to remain. Therefore, the hydrology effects of maintaining the existing levee condition near the Cemex property was evaluated in the Hydrology Analysis prepared by PACE Engineering (PACE 2017), which is included as Appendix A. The Hydrology Analysis describes that the conditions within the floodplain have changed since the technical studies were prepared for the LCRSP EIR. Therefore, detailed two-dimensional hydraulic modeling was performed to evaluate the existing conditions, and the condition of not extending the levee repairs through the Cemex property as part of the levee improvements. The modeling determined that terminating the levee improvements at the Cemex property boundary better accommodate hydraulic conditions of that portion of Lytle Creek (PACE 2017). Specifically, the analysis identified that:

- The modified levee improvements would result in a benefit to the floodplain inundation area associated with Neighborhoods II and III.
- The modified levee would allow for the natural establishment of habitat within the active creek.
- The modified levee would assist in reducing the constriction at this point of the creek, and reducing velocity of water and erosion (PACE 2017).

Overall, the Hydrology Analysis (included as Appendix A) concluded that there would be no new impacts or a substantial increase in the severity of prior identified impacts if the modified levee were constructed. Should resource agencies determine that the existing levee condition in this location remain, Mitigation Measure 4-5 would no longer be applicable. However, until a final decision by the resources agencies is made, the potential need to repair the levee and Mitigation Measure 4-5 remain applicable, which would reduce potential impacts to a less than significant level.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in the LCRSP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding hydrology and water quality. There have not been 1) changes to the project that require major revisions of the LCRSP EIR

due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe hydrology and water quality impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures with respect to hydrology and water quality impacts are required. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.10 LAND USE AND PLANNING	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Physically divide an established community?	☐	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR determined that implementation of the LCRSP would involve a variety of residential, nonresidential, commercial/institutional, and open space uses. Based on operational differences, the potential location of residential units adjacent to non-residential uses could result in land-use compatibility conflicts resulting in significant air quality, noise, and traffic impacts affecting local residents. As a result, Mitigation Measure 1-1 was provided to ensure that design measures would be included to ensure compatibility among adjacent land uses, which would reduce potential land-use compatibility conflicts to a less than significant level.

The LCRSP EIR identified that the LCRSP contains a number of natural gas and liquid fuel transmission pipelines. Damage to those transmission pipelines and/or the release of their contents, whether through natural events or other circumstances, could cause or contribute to public health and safety hazards and thereby create land-use compatibility conflicts with proximal land uses and near-site receptors. Therefore, Mitigation Measures 1-2 through 1-5 were provided to ensure that the siting of specific land uses occurs in recognition of the presence of these existing facilities.

The LCRSP EIR also determined that implementation of the LCRSP could impact proximal land uses and/or impede the ability of the Cities of Fontana and Rialto and/or the County of San Bernardino to proceed with future land uses due to the introduction of encroaching development constraints that do not presently exist. Similarly, based on their operational characteristics, existing off-site uses could impact planned or permitted land uses that may occur within the LCRSP. In response, Mitigation Measure 1-6 was provided ensure that appropriate separation between off-site mining and onsite sensitive receptors. With the implementation of Mitigation Measure 1-6, potential land-use compatibility impacts would be reduced to a less than significant level by ensuring that adequate buffers between the uses would be maintained.

In addition, to reduce the potential of LCRSP development activities to conflict with adjacent forest land, Mitigation Measures 1-7 and 1-8 require a precise delineation of the boundaries of the forest relative to the project boundaries of the development areas, and to specify setback areas, which were determined to reduce potential land use conflicts to a less than significant level.

Regarding infrastructure, the LCRSP EIR identified that unless needed infrastructure systems (including street, water delivery, sewer, storm water, schools, and parks) are sized to accommodate overall demand prior to the development of each Neighborhood, infrastructure constraints and/or environmental impacts may occur. In response, the LCRSP included Mitigation Measure 1-9 to ensure that the sequencing of land uses occurs in a manner integrally linked to the infrastructure improvements.

The LCRSP EIR also identified that flood hazards exist within areas of the LCRSP that are designated as "Floodway (FW)," and residents within this area could be subjected to potential flooding hazards. Thus, Mitigation Measure 1-10 was provided to ensure that residential development would not expose residential areas to flood hazards. Mitigation Measure 1-10 reinforces the provisions of the City's Municipal Code Section 17.16.020(B)(8), which states that tentative tract maps shall include mapping indicating the "approximate location of all areas subject to inundation or storm water overflow and the location, width, and direction of flow of each watercourse.

The LCRSP EIR recognized that potential land-use conflicts that could result from the introduction of warehousing and distribution centers, and therefore, provided Mitigation Measure 1-11 that requires project applicants for warehousing and distribution centers submit detailed plans outlining the design and operations that would reduce potential impacts to sensitive receptors, which would reduce the potential for land use compatibility impacts to a less than significant level.

Regarding the proposed annexation of Neighborhoods I and IV, the LCRSP EIR describes that portions of these areas are noncontiguous with City lands or other areas to be annexed, and create isolated unincorporated areas. Additionally, Neighborhood IV is contiguous to the City of Fontana, even though it is within the City of Rialto's Sphere of Influence. As a result, the LCRSP stated that the San Bernardino Local Agency Formation Commission (LAFCO) may not approve the annexations. Thus, Mitigation Measure 1-12 was included to condition the recordation of any final subdivision map for lands within Neighborhoods I and IV upon the annexation the area into the City, which would reduce potential annexation impacts to a less than significant level.

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measure 1-12 is revised, as follows, to acknowledge that Neighborhood I is no longer in the LCRSP, and would remain under County jurisdiction.

Mitigation Measure 1-1: Development applications involving the construction of any of the permitted land uses identified in the specific plan and listed in the "General Land-Use Compatibility Matrix" (see Table 4.1-4 in the DEIR) shall be accompanied by the submittal to the Director of a site specific and use-specific analysis that addresses the potential land use conflicts identified therein and identifies the design measures (such as landscaping, screening, etc.), site planning measures (such as setbacks, massing), development standards in the LCRSP, and such other measures that will be employed to ensure compatibility among adjacent land uses. Development applications for conditionally permitted land uses within the Village Commercial Center designation, and other designations if necessary, shall submit a site specific and use-specific analysis to the Director in the

same manner as for permitted uses and shall also complete additional environmental review under the California Environmental Quality Act (CEQA) if the proposed development may cause a new significant environmental impact that has not been fully analyzed and disclosed in accordance with CEQA. Should the resulting investigation indicate the absence of any significant environmental effects, the Director may administratively grant authorization for such use. However, if mitigation measures are identified, those measures shall be imposed as subsequent conditions of approval for individual development projects. For the purpose of environmental compliance, "adjacent" shall be defined as directly abutting and shall not include uses separated by a street public or private right-of-way or designated open space area.

Mitigation Measure 1-2: No grading, landscape, and street improvement plans shall be approved or authorized within the recorded easements of Calnev Interstate Pipeline (Calnev) and Southern California Gas Company's (SoCalGas) natural gas transmission pipelines until approved by the City and the utility company and/or pipeline operator.

Mitigation Measure 1-3: The specific plan land-use map shall be modified to depict the existing alignment of the recorded easement for the Calnev Interstate Pipeline and Southern California Gas Company's natural gas transmission pipelines where they traverse the project site. No habitable structures or structures that would impede access to the pipeline easement shall be placed within the easement area, unless otherwise approved by SoCalGas or Calnev.

Mitigation Measure 1-4: With the exception of open space, prior to approving any land use within an area designated as a "high consequence area" pursuant to Title 49, Part 92, Subpart O of the Code of Federal Regulations (CFR) for covered pipeline segments (as defined in 49 CFR 192.903), if any, of the Calnev Interstate Pipeline and Southern California Gas Company's natural gas transmission pipelines located within the project boundaries, the Applicant shall provide to the City if available a copy of the pipeline integrity management plan, as prepared by the pipeline operator pursuant to 49 CFR 192.907. The submittal of the pipeline integrity management plan is intended for the purpose of public disclosure and informed decision making and is not determinant of any project-level entitlements with regards to those properties subject thereto.

Mitigation Measure 1-5: The "Lytle Creek Ranch Specific Plan" identifies two sites that are proposed as school sites for an elementary school and an elementary/middle school. Prior to the submittal of any "B" level tentative subdivision map (excluding any "A" level subdivision map for financing purposes only) designating a potential school site or joint-use site which is intended to be made available for use by a local school district, if required, the Applicant shall consult with the Rialto Unified School District (RUSD) regarding the RUSD's school site selection process and obtain the RUSD's consent to include a potential school site or joint-use site as part of the tentative subdivision map application. Prior to acquisition of the school site, the RUSD shall prepare an initial school site evaluation, in accordance with the California Department of Education's (CDE) School Facilities Planning Division's SFPD 4.0 (Initial School Site Evaluation) (CDE, Revised July 2009) which shall include a "school site pipeline risk analysis" in accordance with the CDE's "Guidance Protocol for School Site Pipeline Risk Analysis" (CDE, 2007) or such alternative analytical methodology as may be designated by the benefitting school district and acceptable to the CDE.

Mitigation Measure 1-6: Prior to the approval of any tentative "B" level tentative subdivision map (excluding any "A" level subdivision map for financing purposes only) allowing for residential development or other sensitive land uses on lands abutting active mining areas, the Applicant shall

delineate on the plan or map a buffer zone (which might be inclusive of road right-of-way) from the edge of those active mining areas of a width and configuration acceptable to the City and the Applicant shall incorporate within that buffer zone solid fencing, with a minimum height of not less than six feet above finish grade, and landscaping of a type and intensity acceptable to the City.

Mitigation Measure 1-7: In order to avoid potential conflicts with the United States Forest Service's resource management plans, prior to the approval of any tentative tract map on lands abutting the National Forest, the Applicant shall prepare a land-line survey delineating the project's boundaries relative to boundaries of the San Bernardino National Forest. The Applicant shall avoid disturbance to all public land survey monuments, private property corners, and forest boundary markers. In the event that any such land markers or monuments on National Forest System lands are destroyed by an act or omission of the Applicant, depending on the type of monument destroyed, the Applicant shall reestablish or reference same in accordance with: (1) the procedures outlined in the "Manual of Instructions for the Survey of the Public Land of the United States"; or (2) the specifications of the County Surveyor; or (3) the specifications of the Forest Service. Further, the Applicant shall ensure that any such official survey records affected are amended, as provided by law.

Mitigation Measure 1-8: With the exception of Planning Area 15 which is subject to 24-foot building setback requirements, unless otherwise approved by the responsible fire authority or a lesser setback is approved by the Director upon receipt of a use-specific application, design and development plans shall include a minimum 25-foot building setback from adjoining National Forest System lands. Landscape plans for the setback area shall, to the extent feasible, utilize plant materials indigenous to the San Bernardino National Forest.

Mitigation Measure 1-9: Prior to the approval of any tentative "B" level tentative subdivision map (excluding any "A" level subdivision map for financing purposes only), the Applicant shall submit documentation, acceptable to the City Engineer, demonstrating the availability of potable water supplies, the sufficiency of fire flow, and the capacity of wastewater conveyance and treatment systems to the area of and adequate to support the level of development that would be authorized within the tract map area and/or the Applicant's plans and performance schedule for the delivery, to the tract map area, of those requisite services and systems.

Mitigation Measure 1-10: If, as a result of the implementation of the proposed flood control improvements or other Applicant-initiated actions, the boundaries of the 100-year flood zone are modified or would likely be modified as a result thereof, the Applicant shall prepare and submit to the Federal Emergency Management Agency (FEMA), with proof of delivery to the City Engineer, a letter of map amendment (LOMA), including appropriate mapping and hydrologic analyses, requesting that FEMA revise the designation of affected on-site and off-site areas.

Mitigation Measure 1-11: When a warehousing or a distribution center is proposed within 1,000 feet of an existing onsite or off-site sensitive receptor or within 1,000 feet of an on-site planning area designated for residential, school-related, or recreational use, the Applicant shall submit and, when acceptable, the Director shall approve a "good neighbor" plan, including the minimization of cut-through traffic and on-street parking, detailing each project's site design elements, operational strategies, and other proposed actions to minimize potential land-use and associated impacts attribute to that use upon those receptors. Implementation of the "good neighbor" site design elements, operational strategies, and other proposed actions, as approved by the Director, shall be adopted as conditions of approval for the associated warehousing or distribution center.

Mitigation Measure 1-12: Prior to the recordation of any final subdivision map, including both "A" level and "B" level maps, for any portion of Neighborhoods ~~I and~~ IV, ~~those~~ the areas ~~shall~~ be annexed into the City and such map shall not be effective until annexation of such property to the City has been completed to the satisfaction of the Director. If annexation has not been completed within one year of the approval of any tentative subdivision map for any portion of Neighborhoods ~~I and~~ IV, then the approval of such map shall be null and void. No subdivision of unincorporated lands shall be effected by approval of any map by the City unless annexation thereof to the City has been completed prior to the approval of the final map thereof.

Impacts Associated with the Modified Project

No New Impact. As detailed in Section 2.0, *Project Description*, the proposed changes to Neighborhood II includes replacement of the proposed golf course with open space and changes to the distribution of residential units. The proposed changes to Neighborhood III include shifting 1.2 acres from Planning Area 62 to Planning Area 28, which would result in a slight increase in density from 6.6 units per acre to 6.9 units per acre. In addition, the modified project may reduce the size of levee modifications. These proposed changes to land uses within the LCRSP area would not increase the potential for land use and planning related impacts. The same mitigation measures that were required for the LCRSP EIR would be required for the modified project. Mitigation Measures 1-1 and 1-11 would provide design measures to ensure compatibility among adjacent residential and non-residential land uses. Mitigation Measures 1-2 through 1-5 would ensure land uses are sited appropriately in relation to the existing natural gas and liquid fuel transmission pipelines within the LCRSP area. Mitigation Measure 1-6 was provided ensure that appropriate separation between off-site mining and onsite sensitive receptors. Mitigation Measures 1-7 and 1-8 provide buffers to reduce potential impacts to adjacent forest land. Mitigation Measure 1-10 was provided to ensure that residential development would not expose residential areas to flood hazards; and Mitigation Measure 1-12 would ensure that Neighborhood IV is annexed into the City.

In addition, the proposed Specific Plan Amendment would remove Neighborhood I from the Specific Plan area, as the area is being developed by the County of San Bernardino pursuant to the GHSP. This eliminates the potential impact of Neighborhood I from creating noncontiguous City areas. Thus, this impact would be reduced in comparison to the approved LCRSP. However, Mitigation Measure 1-12 would continue to be required to ensure that lands within Neighborhood IV are annexed into the City.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in the LCRSP EIR and the level of impact (less than significant with mitigation) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding land use and planning. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which

the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe land use and planning impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required regarding land use and planning. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.11 MINERAL RESOURCES	**Subsequent or Supplemental EIR**			**Addendum to EIR**	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	☒
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?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR describes that a substantial portion of the project site is designated MRZ-2, indicating that the area contains aggregate resources of regional significance. It was determined that the LCRSP would impact 0.4 percent of the MRZ-2 resources in the region. The LCRSP determined that the 0.4 percent resource elimination in the region would not affect other available resources in the region and not a substantial loss of a locally-important mineral resource site. Overall, it was determined that the LCRSP would not result in a substantial loss of availability of a known mineral resource that is of value to the region and the residents of the state. No mitigation measures were required.

Impacts Associated with the Modified Project

No New Impact. The modified project is located on the same development footprint as the prior analysis. No additional lands would be impacted, and no additional mineral resources would be affected by the project, and no mitigation measures would be required for implementation of the modified project. For these reasons, the modified project is consistent with the impacts identified in

LCRSP EIR and the level of impact (less than significant) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding mineral resources. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe mineral resources impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required regarding mineral resources. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.12 NOISE	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR found that operational vehicular traffic from the project would introduce new mobile noise sources and may create a higher noise exposure to residents and other sensitive receptors beyond the noise levels that would occur without the LCRSP. Thus, the LCRSP EIR included Mitigation Measure 8-1 that provides for noise barriers adjacent to the I-15 Freeway, Lytle Creek Road, Glen Helen Parkway, Sierra Avenue, and Riverside Avenue to reduce noise levels along those roadways. However, the LCRSP EIR identified locations where noise barriers are not appropriate and that vehicular noise would exceed thresholds. Thus, the LCRSP EIR determined that impacts related to operational vehicular noise would be significant and unavoidable.

To reduce this traffic noise on sensitive receptors the LCRSP EIR included Mitigation Measures 8-2 through 8-5 to ensure that the interior noise environments of residential, schools, and commercial office structures comply with applicable interior noise insulation requirements, which would reduce traffic noise impacts on sensitive receptors to a less-than-significant level.

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measure 8-1: Noise barrier shall be constructed along any residential lots and school

sites adjacent to the I-15 Freeway, Lytle Creek Road, Glen Helen Parkway, Sierra Avenue, and Riverside Avenue. Depending on the final lot grade elevations relative to the roadway elevations, noise barrier height of ranging between 5-8 feet would reduce the traffic noise to 65 dBA CNEL at outdoor noise sensitive uses, including residential backyards and courtyards and school playgrounds. A higher noise barrier will likely be required to mitigate I-15 Freeway noise. Overall height of noise barrier can be achieved by solid walls, earthen berms or combination of walls and earthen berms. Final noise barrier height shall be assessed when the final site and grading plans are completed. Prior to the issuance of grading permits for development projects located along I-15 Freeway, Lytle Creek Road, Glen Helen Parkway, Sierra Avenue, and Riverside Avenue, an acoustical analysis shall be prepared by a qualified acoustical consultant and submitted to, and when deemed acceptable, accepted by the City Engineer. The report shall determine the need for any noise barriers or other mitigation strategies and, if required, identify noise barrier heights, locations, and configurations capable of achieving compliance with applicable City standards.

Mitigation Measure 8-2: The interior noise environment of residential structures (habitable rooms) and school classrooms shall not exceed 45 dBA CNEL. Prior to the issuance of building permits for those uses, an acoustical analysis shall be prepared by a qualified consultant and submitted to, and when deemed acceptable, accepted by the City Engineer for all new residential and school developments where exterior areas are projected to be 65 dBA CNEL or higher at the project's build-out, documenting that an acceptable interior noise level of 45 dB Ldn (or CNEL) or below will be achieved with the windows and doors closed and identifying any design or development measures that would be required to achieve that standard.

Mitigation Measure 8-3: Prior to the issuance of building permit for non-residential uses within the "Village Center" Commercial (VC) district, an acoustical analysis shall be prepared by a qualified acoustical consultant and submitted to, and when deemed acceptable, accepted by the City Engineer demonstrating that an acceptable interior noise level of 45 dB Ldn (or CNEL) or below will be achieved for adjacent residential uses (including hotel, motel, transient lodging), office buildings, amphitheaters, auditoriums, meeting halls, movie theaters, churches, and other similar sensitive uses and that an acceptable interior noise level of 50 dB Ldn (or CNEL) or below will be achieved for retail commercial uses, banks, restaurants, and other similar uses with the windows and doors closed and identifying any design or development measures that would be required to achieve those standards.

Mitigation Measure 8-4: To the extent feasible, schools and parks shall be designed to: (1) locate and orient vehicle access points, including pick-up and drop-off areas, away from noise sensitive uses; (2) locate loading and shipping facilities away from adjacent noise sensitive uses; (3) minimize the use of outdoor speakers and amplifiers oriented toward adjacent sensitive receptors; and (4) incorporate fences, walls, landscaping, and other noise buffers and barriers between the proposed use and other abutting noise sensitive uses.

Mitigation Measure 8-5: Since the upper levels of residential units located adjacent to I-15 Freeway could be exposed to noise levels in excess of City standard, design plans for residential projects adjacent to the I-15 Freeway shall either exclude balconies facing the I-15 Freeway or incorporate noise barriers in the design of those balconies, such as transparent plexiglass, which would reduce freeway noise at those balconies to 65 dBA CNEL.

Impacts Associated with the Modified Project

No New Impact. The modified project would change a golf course into open space, slightly increase the density of residences in Neighborhood III, and may reduce the size of levee modifications. These proposed changes would not increase the potential for noise related impacts. The modified project would result in the same number of residential units; thus, vehicular trips, which would generate the same level of noise that was identified in the LCRSP EIR. Therefore, the same mitigation measures that were required for the LCRSP EIR would be required for the modified project. Mitigation Measure 8-1 would provide noise barriers adjacent to the I-15 Freeway, Lytle Creek Road, Glen Helen Parkway, Sierra Avenue, and Riverside Avenue. However, like the approved project, in areas where noise barriers are not appropriate, vehicular noise would exceed thresholds. Thus, operational vehicular noise would remain significant and unavoidable, consistent with the findings of the LCRSP EIR. However, Mitigation Measures 8-2 through 8-5 would reduce traffic noise impacts on sensitive receptors to a less-than-significant level.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in the LCRSP EIR and the level of impact (significant and unavoidable) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding noise. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe noise impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures with respect to noise are required. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.13 POPULATION AND HOUSING	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR described that build out of the LCRSP would increase the City's population and housing inventory and add new employment opportunities within the City. At build out, an estimated 32,720 individuals may reside on the site in 8,407 dwelling units. Excluding on-site schools, recreational facilities, and any indirect or induced (secondary) jobs, proposed non-residential development may result in an estimated 3,398 primary, on-site employment opportunities. The LCRSP EIR determined that impacts related to growth would be less than significant, and stated that implementation of the LCRSP would positively influence the ability of the City to attain the State's goal of a suitable living environment and decent housing for all Californians. The project would have a beneficial impact relative to housing supply and availability. No mitigation measures related to population and housing were required

Impacts Associated with the Modified Project

No New Impact. The modified project would change a golf course into open space, slightly increase the density of residences in Neighborhood III, and may reduce the size of levee modifications. These proposed changes would not modify the total number of residential units; thus, population and employment growth that would be generated from the modified project would be consistent with that identified in the LCRSP EIR. Impacts related to population and housing would remain less than significant, with a potential to benefit the housing supply in the project region.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in the LCRSP EIR and the level of impact (less than significant) remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding population and housing. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe population and housing impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for population and housing. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.14 PUBLIC SERVICES	**Subsequent or Supplemental EIR**			**Addendum to EIR**	
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
Fire protection?	☐	☐	☐	☐	☒
Police protection?	☐	☐	☐	☐	☒
Schools?	☐	☐	☐	☐	☒
Parks?	☐	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

Fire Protection

The LCRSP EIR stated that the build out of the LCRSP area would generate an additional staffing demand for about 27.2 department personnel. Additional unquantified demands for fire department services would also result from the operation of commercial and other non-residential uses and the congregation of people in public places within the LCRSP area. Therefore, it was determined that the fire department facilities could be impacted by build out of the LCRSP. Mitigation Measure 9-4 was included to restrict development within Neighborhoods I and IV until such time as SBCFD Station 81 were to commence operation, alternative fire protection and emergency response facilities were to be provided, or evidence of adequate and appropriate services and compensatory fire protection could be provided to the satisfaction of the fire department. Mitigation Measure 9-5 was also included to require payment of applicable fees. These mitigation measures were determined to reduce impacts on fire protection services to a less than significant level.

Police Protection

The LCRSP EIR stated that the projected population from build out of the LCRSP area would generate an additional staffing demand of about 39.6 sworn offices and 17.2 full-time and 5.2 part-time civilian employees. Additional unquantified demands for police services would also result from the operation of commercial and other non-residential uses and the congregation of people in public places within the LCRSP area. Therefore, it was determined that the police department facilities could be impacted by build out of the LCRSP. Mitigation Measure 9-1 was included to provide payment of fees to offset the need for potential new facilities. In addition, Mitigation Measures 9-2 and 9-3 were provided to ensure identifiable street addresses and building numbers to facilitate emergency response, incorporation of Crime Prevention through Environmental Design principals, and obligating payment of applicable fees. Implementation of these measures would reduce project-related impacts on police services to a less than significant level.

School Services

The LCRSP EIR describes that the build out of the LCRSP area would increase enrollment within the

Rialto Unified School District, Fontana Unified School District, and/or San Bernardino City Unified School Districts, thus placing additional personnel, resource, and spatial demands on existing facilities located in the general project area, and/or predicating the need to construct, staff, and equip new elementary, middle, and/or high schools to serve increased attendance. Thus, Mitigation Measure 9-6 was included to require the appropriate payment of school fees, and Mitigation Measure 9-7 was included to require school sites identified in the LCRSP be deemed acceptable to the benefitting school district. With implementation of these measures, impacts to school services were determined to be less than significant.

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measure 9-1: Police Protection. The Applicant shall take such actions and pay such fees as may be reasonably imposed by the Rialto Police Department (RPD) to ensure the timely provision of adequate and appropriate police protection and emergency services to the LCRSP and the uses authorized therein. This measure neither precludes the Applicant from identifying alternative actions and/or fees which can be demonstrated to result in the attainment of those same or similar objectives nor obligates the RPD to accept those alternative measures and/or fees in lieu of those identified by the RPD. If consensus cannot be reached between the RPD and the Applicant, the City Council shall establish the actions and fees applicable to the proposed project. Should the City subsequent adopt an impact fee program for police protection services, unless a substitute measure(s) is imposed by the City, payment of applicable impact fees would effectively mitigation project-related impacts upon police protection services and serve to fulfill the Applicant's obligations hereunder.

Mitigation Measure 9-2: Police Protection. As specified by the Rialto Police Department (RPD) and in accordance with Section 505.1 (Premise Identification) in Chapter 15.28 (Fire Code) in Title 15 (Building and Construction) of the City Municipal Code, final design plans for individual residential and non-residential development projects shall include clearly visible street address signs and/or building numbers to allow for ease of identification during both day and nighttime periods and facilitate emergency response.

Mitigation Measure 9-3: Police Protection. Prior to the issuance of building permits for new construction projects, the Rialto Police Department (RPD) shall be provided the opportunity to review and comment upon building plans in order to: (1) facilitate opportunities for improved emergency access and response; (2) ensure the consideration of design strategies that facilitate public safety and police surveillance; (3) offer specific design recommendations to enhance public safety; and (4) through the incorporation of "crime prevention through environmental design" (CPTED) strategies, reduce potential demands upon police services.

Mitigation Measure 9-4: Fire Protection. Prior to the issuance of building permits for any habitable use in Neighborhoods I and IV, the Applicant shall demonstrate to the satisfaction of the Rialto Fire Department and/or to the agency with fire protection and emergency jurisdiction over that area that National Fire Protection Association 1710 response standards can and will be satisfied prior to the issuance of any occupancy permits within those areas.

Mitigation Measure 9-5: Fire Protection. At the time of building permit issuance, the Applicant shall pay to the City of Rialto Development Impact Fees for fire protection, based on the number of residential units or square footage of non-residential development included in each permitted building. Such fees shall be paid in accordance with the fee schedules set forth in the proposed Pre-

Annexation and Development Agreement (Development Agreement) between the City and the Applicant. If such a Development Agreement is not approved, such fees shall be paid pursuant to the City's Fire Protection Services Development Fee program under Chapter 3.60 of the City of Rialto Municipal Code.

Mitigation Measure 9-6: Schools. Prior to the issuance of any building permits for residential and/or non-residential uses within the boundaries of the Rialto Unified School District (RUSD), the Fontana Unified School District (FUSD), and/or the San Bernardino City Unified School District (SBCUSD), the Applicant shall present the City with a certificate of compliance or other documentation acceptable to the City demonstrating that the Applicant has complied with applicable school board resolutions governing the payment of school impact fees and/or has entered into an Assembly Bill 2926-authorized school facilities funding mitigation agreement with the applicable school district(s) or is exempt from the payment of school impact fee exactions.

Mitigation Measure 9-7: Schools. Prior to the recordation of any final "B" level subdivision map (excluding any "A" level subdivision map for financing purposes only) specifying the location for a new public school site(s), the Applicant shall present the City with documentation, acceptable to the City, evidencing that the location, configuration, and size of the proposed school site has been found acceptable or has been found conditionally acceptable by the public school district in whose jurisdiction the site is located. The City, at its discretion, may condition the approval of the final subdivision map and/or any subsequent entitlements therein upon the fulfillment of any conditions subsequent or the Applicant's performance of such other actions as may be reasonably anticipated to produce compliance with conditions identified by that school district.

Impacts Associated with the Modified Project

No New Impact. As described previously in Section 4.12, *Population and Housing*, the modified project would not modify the total number of residential units; thus, population and employment growth that would be generated from the modified project would be consistent with that identified in the LCRSP EIR. Therefore, the same mitigation measures that were required for the LCRSP EIR would be required for the modified project. As determined by the LCRSP EIR, Mitigation Measures 9-1 through 9-7 would provide for the expansion of public services to meet the needs related to build out of the LCRSP. Overall, the modified project would result in the same public service related impacts as the approved project that would be less than significant after implementation of mitigation.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in the LCRSP EIR and the level of impact (less than significant impact with mitigation) would be the same as that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding public services. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which

the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe public service impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for public services. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.15 RECREATION	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR stated that numerous regional hiking, bicycling, and equestrian trails are identified in planning documents illustrating the LCRSP area. Failure to identify, preserve, and construct specified trail segments in a manner and in a location consistent with regional trail plans could adversely affect the functionality of those trails. The LCRSP did not include trail segments of Lytle Creek, Greenbelt, and Frontline Connection that are shown by the County's General Plan as crossing the LCRSP area. Thus, the LCRSP EIR determined that implementation of the LCRSP could impact opportunities for the development of a regional trail system and/or result in the introduction of obstacles that prevent trail users from traversing the LCRSP area and connecting to other off-site segments of County trails. Therefore, Mitigation Measure 9-8 was provided to ensure that opportunities are retained for the development of onsite segments of County-identified trails and that trail planning become integrated into other elements of the non-motorized transportation plan for the LCRSP area. Implementation of Mitigation Measure 9-8 was determined to reduce impacts on regional trails to a less than significant level.

The LCRSP EIR also identified that a number of sites have been designated "Open Space/Joint Use" (OS/JU) and are intended for joint use by the Rialto Unified School District for recreational purposes associated with adjoining school sites and by the City of Rialto for general recreational use. Operational joint-use problems could be encountered based on the distinct needs of these two separate users groups. In addition, because the LCRSP would dedicate property to the school district, an impact related to the use of recreational lands could occur. Thus, the LCRSP EIR included Mitigation Measures 9-9 and 9-10 to provide for recreation facilities, as appropriate to meet the needs of the LCRSP, which would reduce potential recreation related impacts to a less than significant level.

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measure 9-8: Parks and Recreation. Prior to the recordation of any "B" level subdivision map (excluding any "A" level subdivision map for financing purposes only) affecting lands upon

which a regional trail segment has been identified in the "County of San Bernardino General Plan" (e.g., "Open Space – A Plan for Open Space and Trails for the County of San Bernardino"), the Applicant shall submit and, when acceptable, the City shall approve a "regional trail component plan" addressing the Applicant's plans to implement any on-site segments of those identified trails, including preservation of rights-of-way, recordation of easements, and applicable design and development standards governing the construction, operation, and maintenance of those trail segments, if any.

Mitigation Measure 9-9: Parks and Recreation. To the extent that the Applicant seeks to apply the dedication and/or physical improvement of any lands designated "open space/joint use" in the LCRSP against City-imposed Quimby Act obligations, the City, at its sole discretion, shall determine to what extent, if any, such dedication and/or physical improvement constitutes an off-set against the Applicant's obligations under Chapter 17.23 (Park and Recreation Facilities Dedication) in the City Municipal Code.

Mitigation Measure 9-10: Parks and Recreation. Prior to the recordation of the first "B" level subdivision map (excluding any "A" level subdivision map for financing purposes only), the Applicant shall execute a park-dedication agreement, in a form acceptable to the City, stipulating: (1) the type, quantity, location, and timing of any real property to be dedicated to the City; (2) any improvements thereupon which will be undertaken by the Applicant; and (3) identifying the party or parties that will be responsible for the maintenance of those lands. The land to be dedicated shall be suitable for public use as parks, trails, and/or active open space, as shall be determined in the sole discretion of the City and the City shall not be required to accept land which, in the sole discretion of the City, is not useable for parks, trails, and/or active open space or which would require extensive expenditures on the park of the City to make usable or which possess environmental conditions or constraints that would preclude their use for public park and recreational purposes. If deemed applicable, the City may require that the Applicant provide a bond or other instrument acceptable to the City ensuring the Applicant's performance under that agreement.

Impacts Associated with the Modified Project

No New Impact. As described previously, the modified project would not change the total number of residential units or population at build out; thus, the need for recreational facilities that would be generated from the modified project would be consistent with that identified in the LCRSP EIR. Therefore, the same mitigation measures that were required for the LCRSP EIR would be required for the modified project. As determined by the LCRSP EIR, Mitigation Measures 9-8 through 9-10 would provide for recreation facilities, as appropriate to meet the needs of the LCRSP, which would reduce potential recreation related impacts to a less than significant level. Therefore, the modified project would result in the same recreational related impacts as the approved project that would be less than significant after implementation of mitigation.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in the LCRSP EIR and the level of impact (less than significant impact with mitigation) would be the same as that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding recreation. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe recreation impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for recreation. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.16 TRANSPORTATION AND TRAFFIC	**Subsequent or Supplemental EIR**			**Addendum to EIR**	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☐	☒
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

The LCRSP EIR stated that build out of the LCRSP along with cumulative growth in the region would generate an increase in traffic volumes that would impact levels of service at 23 local area intersections, 4 roadway segments and 5 freeway segments. The Transportation/Traffic section was recirculated in 2012 to include an analysis of direct project impacts in the existing plus project condition ("Sunnyvale analysis"). This analysis found that 16 study intersections would be significantly impacted by the project, even when no roadway improvements or cumulative traffic growth are included. Of the 16 study intersections, 10 would be mitigated through implementation of planned improvements or improvements currently under construction. Mitigation Measures 6-1 through 6-7, listed below, were identified for the remaining project and cumulative impacts, which were determined to reduce impacts to a less than significant level.

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measure 6-1: As a condition to the issuance of final grading permits, the Applicant shall be responsible for the repair of any damage to roads resulting from the delivery of heavy equipment and building materials and the import and export of soil and other materials to and from the project site. Any resulting roadway repairs shall be to the satisfaction of the City, if within the City, or the County, if located in an unincorporated County area.

Mitigation Measure 6-2: Traffic Control Plan. Prior to the issuance of the final grading plan for new major development projects, defined herein as 50 or more new dwelling units and/or 50,000 or greater square feet of new non-residential use, the Applicant shall submit and, when deemed acceptable, the City Engineer shall approve a traffic control plan (TCP), consistent with Caltrans' "Manual of Traffic Controls for Construction and Maintenance Work Zones," or such alternative as may be deemed acceptable by the City Engineer, describing the Applicant's efforts to maintain vehicular and non-vehicular access throughout the construction period.

If temporary access restrictions are proposed or deemed to be required by the Applicant, the plan shall delineate the period and likely frequency of such restrictions and describe emergency access and safety measures that will be implemented during those closures and/or restrictions.

Mitigation Measure 6-3: Construction Traffic Safety Plan. Prior to the issuance of the final grading permit for new major development projects, the Applicant shall submit and, when deemed acceptable, the City shall approve a construction traffic mitigation plan (CTMP). The CTMP shall identify the travel and haul routes through residential neighborhoods, if any, to be used by construction vehicles; the points of ingress and egress of construction vehicles; temporary street or lane closures, temporary signage, and temporary striping; the location of materials and equipment staging areas; maintenance plans to remove spilled debris from neighborhood road surfaces; and the hours during which large construction equipment may be brought onto and off the project site. The CTMP shall provide for the scheduling of construction and maintenance related traffic so that it does not unduly create any safety hazards to children, to pedestrians, and to other parties.

Mitigation Measure 6-4(a): Project-Specific Intersection Mitigation. Should the level of project development generate trip levels exceeding those indicated at the following intersections (on an intersection by intersection basis), the Applicant shall cause to be completed the following improvements prior to the City's issuance of any certificates of occupancy for the level of development that causes the exceedance. This obligation does not apply to those intersections listed below at which (i) certain improvements have already been constructed and the "Sunnyvale" Analysis determined that such improvements would reduce project impacts to less-than-significant or (ii) the "Sunnyvale" Analysis determined project impacts would be less-than-significant due to the completion of the SR-210/SR-30 gap closure project and Glen Helen Parkway extension project.

- I-215 Freeway Southbound On/Off Ramps & University Parkway (Study Intersection No. 7). Improve University Parkway to provide an exclusive right-turn lane in the northbound direction and one left-turn lane, one left/through-shared lane, and one through lane in the southbound direction. In order to accommodate the left-through shared lane, modify the existing traffic signal to allow split phases for the northbound and southbound approaches. (Minimum trip levels: p.m. peak hour = 9,840.)
- I-15 Southbound On/Off Ramps & Glen Helen Parkway (Study Intersection No. 8). Install traffic signal. (Minimum trip levels: a.m. peak hour = 794; p.m. peak hour = 427, whichever

is triggered first). This improvement need not be completed should the I-15/I-215 interchange improvements project described in the Traffic Study be constructed prior to project development exceeding the above minimum trip levels.

- I-15 Northbound On/Off Ramps & Glen Helen Parkway (Study Intersection No. 9). The "Sunnyvale" Analysis determined that the project would not result in significant impacts at this intersection, due to the completion of the SR-210/SR-30 gap closure project and Glen Helen Parkway extension project.)
- Lytle Creek Road & Sierra Avenue (Study Intersection No. 11). Restripe Lytle Creek Road and Sierra Avenue to accommodate one left-turn lane and two through lanes in the northwest-bound direction and one through lane and one through/right-shared lane in the southeast-bound direction. Install a traffic signal at this location. (With the exception of the installation of the traffic signal, this improvement has already been constructed, and the "Sunnyvale" Analysis determined that additional mitigation is not required.)
- I-15 Freeway Southbound On/Off Ramps & Sierra Avenue (Study Intersection No. 12). Improve Sierra Avenue to provide dual left-turn lanes and two through lanes in the northwest-bound direction and two through lanes and one free right-turn lane in the southeast-bound direction. Widen the southbound off-ramp to accommodate one left-turn lane, one left/right-shared lane, and one right-turn lane. Install a traffic signal at this location. (Minimum trip levels: a.m. peak hour = 272; p.m. peak hour = 281, whichever is triggered first.)
- I-15 Freeway Northbound On/Off Ramps & Sierra Avenue (Study Intersection No. 13). Improve Sierra Avenue to provide dual left-turn lanes and two through lanes in the southeast-bound direction and two through lanes and one right-turn lane in the northwest-bound direction. Reconstruct the northbound off-ramp to accommodate one left-turn lane, one left/through-shared lane, and one free right-turn lane. Install a traffic signal at this location. (Minimum trip levels: a.m. peak hour = 240; p.m. peak hour = 222, whichever is triggered first.)
- I-15 Freeway Southbound On/Off Ramps & Summit Avenue (Study Intersection No. 16). Restripe Summit Avenue to accommodate one additional left-turn lane in the eastbound direction. The "Sunnyvale" Analysis determined that the project would not result in significant impacts at this intersection, due to the completion of the SR-210/SR-30 gap closure project and Glen Helen Parkway extension project.
- I-15 Freeway Northbound On/Off Ramps & Summit Avenue (Study Intersection No. 17). Restripe the northbound off-ramp to provide dual left-turn lanes and one right turn lane. The "Sunnyvale" Analysis determined that the project would not result in significant impacts at this intersection, due to the completion of the SR-210/SR-30 gap closure project and Glen Helen Parkway extension project.
- Riverside Avenue & Sierra Avenue (Study Intersection No. 18). Widen and restripe Sierra Avenue to provide dual left-turn lanes and two through lanes in the southbound direction. Improve the intersection to allow a free right-turn from Riverside Avenue onto Sierra Avenue. Install a traffic signal at this intersection. (Minimum trip levels: a.m. peak hour = 258; p.m. peak hour = 247, whichever is triggered first).
- Riverside Avenue & Linden Avenue (Study Intersection No. 22). Widen and restripe to provide one left-turn lane, one through lane, and one through/right-shared lane in the

northwest-bound direction. (Minimum trip levels: a.m. peak hour = 250; p.m. peak hour = 210, whichever is triggered first.)

- Bohnert Avenue & Locust Avenue (Study Intersection No. 31). The "Sunnyvale" Analysis determined that the project would not result in significant impacts at this intersection, due to the completion of the SR-210/SR-30 gap closure project and Glen Helen Parkway extension project.
- Casmalia Street & Alder Avenue (Study Intersection No. 34). The "Sunnyvale" Analysis determined that the project would not result in significant impacts at this intersection, due to the completion of the SR-210/SR-30 gap closure project and Glen Helen Parkway extension project.
- SR-210 Freeway Westbound On/Off Ramps & Alder Avenue (Study Intersection No. 39). The "Sunnyvale" Analysis determined that the project would not result in significant impacts at this intersection, due to the completion of the SR-210/SR-30 gap closure project and Glen Helen Parkway extension project.
- Easton Street & Ayala Drive (Study Intersection No. 55). Flare and restripe Easton Street in the eastbound direction to accommodate an exclusive right-turn lane. Modify the traffic signal to include a right-turn overlap phase with the left-turn phase in the northbound direction. This improvement has already been substantially constructed, and the "Sunnyvale" Analysis determined that additional mitigation is not required.
- Easton Street & Riverside Avenue (Study Intersection No. 56). The "Sunnyvale" Analysis determined that the project would not result in significant impacts at this intersection, due to the completion of the SR-210/SR-30 gap closure project and Glen Helen Parkway extension project.
- Baseline Road & Alder Avenue. (Study Intersection No. 59). Flare and restripe Alder Avenue to provide one left-turn lane, one through lane, and one through/right shared lane in the southbound direction. The "Sunnyvale" Analysis determined that the project would not result in significant impacts at this intersection, due to the completion of the SR-210/SR-30 gap closure project and Glen Helen Parkway extension project.

Mitigation Measure 6-4(b): Fair-Share Contribution. The Applicant shall equitably contribute to the implementation of identified improvements to the following project area and CMP intersections by paying a "fair share" of the cost of those improvements that is proportional to the project's contribution of traffic volumes at such intersections under cumulative conditions, as determined by the City and County, unless those improvements have already been implemented. These measures are included as part of those transportation improvements being funded by the City's transportation development impact fees. The project will be required to pay into this fund, less any in-lieu credit for measures which the Applicant implements. In addition, should any of the intersections listed below not be part of a mitigation plan involving the improvement of such intersections that has been approved by the relevant agency, the Applicant would be required to contribute 100 percent of the cost of the improvement.

- I-215 Freeway Northbound On/Off Ramps/Arrowhead Boulevard & Devore Road (Study Intersection No. 1). Install traffic signal.
- Cajon Blvd & Glen Helen Parkway (Study Intersection No. 3). Install traffic signal.

- I-215 Freeway Northbound On/Off Ramps & Palm Avenue (Study Intersection No. 4). Install traffic signal.
- I-215 Freeway Southbound On/Off Ramps & Palm Avenue (Study Intersection No. 5). Install traffic signal.
- Lytle Creek Road & Glen Helen Parkway (Study Intersection No. 10). Restripe Lytle Creek Road to accommodate one left-turn lane and two through lanes in the southeast-bound direction and two through lanes and one right-turn lane in the northwest-bound direction. Improve and restripe the Glen Helen Parkway approach at Lytle Creek Road to provide dual left-turn lanes and one right-turn lane. Install a traffic signal at this location.
- SR-210 Freeway Westbound On/Off Ramps & Riverside Avenue (Study Intersection No. 43). Flare and restripe Riverside Avenue to provide an exclusive right-turn lane in the southbound direction. In addition, improve the SR-210 off-ramp to provide one left-turn lane, left/through/ right shared lane, and one right-turn lane.
- SR-210 Freeway Eastbound On/Off Ramps & Riverside Avenue (Study Intersection No. 44). Improve Riverside Avenue to provide two through lanes and two right-turn lanes in the northbound direction and dual left-turn lanes and two through lanes in the southbound direction.
- SR-210 Freeway Westbound On/Off Ramps & State Street (Study Intersection No. 47). Improve State Street to provide dual left-turn lanes and two through lanes in the northbound direction and one through lane, one through/right shared lane, and one right-turn lane in the southbound direction.
- SR-210 Freeway Eastbound On/Off Ramps & State Street (Study Intersection No. 48). Flare and restripe the eastbound off-ramp to provide one left-turn lane, one left/through-share lane, and two right-turn lanes. Modify the traffic signal to accommodate a right-turn overlap phase for the off-ramp eastbound approach and the southbound approach on State Street.
- Highland Avenue & State Street (Study Intersection No. 49). Flare and restripe Highland Avenue to provide dual left-turn lanes, one through lane, and one through/right-shared lane in the westbound direction and one left-turn lane, one through lane, one through/right-shared lane, and one right-turn lane in the eastbound direction.
- Rialto Avenue & Cedar Avenue (Study Intersection No. 72). Flare and restripe Cedar Avenue to provide an exclusive right-turn lane in the southbound direction.
- Merrill Avenue & Cedar Avenue (Study Intersection No. 74). Flare and restripe Cedar Avenue to provide an exclusive right-turn lane in the Northbound direction and Merrill Avenue to provide an exclusive right-turn lane in the eastbound direction. Additional right-of-way may be required to implement this measure.

Mitigation Measure 6-5: Study Area Roadways. Based on a schedule established by the City, in consultation with the County, the Applicant shall undertake the following non-intersection improvements to study area roadways. These improvements could, however, be implemented by SanBAG, the City, the Applicant, and/or by others. (1) Lytle Creek Road. Widen and restripe Lytle Creek Road from Glen Helen Parkway to Sierra Avenue to provide two through lanes in each direction. (2) Glen Helen Parkway. Widen and restripe Glen Helen Parkway between Lytle Creek Road and Cajon Boulevard to provide two through lanes in each direction. (3) Sierra Avenue. Improve Sierra Avenue to provide two through lanes in each direction between Riverside Avenue

and just north of Glen Helen Parkway. (4) Riverside Avenue. Widen and restripe Riverside Avenue between Sierra Avenue and Ayala Drive to provide two through lanes in each direction.

Mitigation Measure 6-6: Freeway Study Segments. Those CMP freeway improvements that are located in the study area are described below: (1) add a high-occupancy-vehicle (HOV) lane in the NB and SB directions on I-15 Freeway between the I-215 and the I-10 Freeways; (2) add a mainline lane in the NB and SB directions on the I-215 Freeway between the I-15 and the SR-259 Freeway; (3) improve the I-215 Freeway between the SR-259 and the I-10 Freeways to provide four mainline and one HOV lane in the NB and SB directions; (4) improve the SR-210 Freeway between the I-15 Freeway and Highland Avenue to provide a total of three mainline lanes and one HOV lane in the WB and EB directions; and (5) add a mainline lane on the SR-30 Freeway between Highland Avenue and the I-10 Freeway in the WB and EB directions.

In addition to those freeway improvements, other physical improvements to address the cumulative impact of overall regional growth could include the addition of one freeway lane on the segments below: (1) I-215 Freeway between Highland Avenue and Massachusetts Avenue (NB and SB); (2) I-215 Freeway between Massachusetts Avenue and SR-259 Freeway (NB and SB); (3) I-215 Freeway between SR-259 Freeway and Baseline Street (NB only); (4) I-215 Freeway between Baseline Street and 5th Street (NB and SB); (5) I-215 Freeway between 2nd Street and Mill Street (NB and SB); (6) SR-210 Freeway between Riverside Avenue and Pepper Avenue (EB only); (7) SR-210 Freeway between Pepper Avenue and State Street (WB and EB); and (8) SR-210 Freeway between State Street and I-215 Freeway (WB and EB). Based on an implementation schedule and in an amount to be established by the City, as developed in consultation with the County and Caltrans, the Applicant shall equitably contribute to the implementation of identified regional transportation system improvement by paying a "fair share" of the cost of those improvements. These measures are included as part of those transportation improvements being funded by the City's transportation development impact fees. The project will be required to pay into this fund, less any in-lieu credit for measures which the Applicant implements.

Mitigation Measure 6-7: Prior to use by the Applicant of the off-site access road owned by the County connecting Neighborhood II to Highland Avenue, the Applicant shall meet with Vulcan Materials Company (Vulcan) representatives and develop a traffic management plan acceptable to Vulcan and the Applicant for the use of that roadway to allow Vulcan safe, uninterrupted use of the roadway for its commercial mining purposes.

Impacts Associated with the Modified Project

No New Impact. The modified project would amend the LCRSP by removing Neighborhood I and modifying the land use plans for Neighborhoods II and III. The removal of Neighborhood I would result in a reduction of 1,278 residential units from the project. However, as described in Section 2.0, *Project Description*, Neighborhood I will be developed by the County under the GHSP. Therefore, the traffic impacts and mitigation measures associated with the proposed 1,278 residential units in Neighborhood 1 are still valid.

The proposed LCRSP changes to Neighborhood II include replacement of the proposed golf course with open space and the removal of age restrictions on residential units. Changes to Neighborhoods II and III involve changes to the distribution of residential units. However, the number of residential units would remain the same, and the number of vehicle trips generated from residential uses would remain the same. It is noted that the LCRSP EIR utilized standard trip generation rates published by

the Institute of Transportation Engineers for single-family detached homes and multi-family attached homes, with no rate reduction for senior housing. Thus, the removal of age restrictions from Neighborhood II would have no impact on trip generation from residential units. Ttraffic impacts related to residential uses would be the same as those identified in the LCRSP EIR, and Mitigation Measures 6-1 through 6-7 would be required for the modified project, which would reduce potential traffic impacts to a less than significant level.

The conversion of the golf course to open space would result in a decrease in vehicle trips. The golf course analyzed in the LCRSP EIR was 207 Acres. As shown in Table 4.15-1, the golf course was anticipated to generate 1,043 daily, 43 a.m. peak hour and 62 p.m. peak hour vehicle trips.

Table 4.15-1: Golf Course Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates								
Golf Course	Acre	5.04	0.16	0.05	0.21	0.10	0.20	0.30
Trip Generation								
Golf Course	207 Acres	1,043	33	10	43	21	41	62

Source: Crain & Associates, Lytle Creek Ranch Specific Plan Project Trip Generation Comparison, February 26, 2008.

The open space area would provide passive recreation, and it is anticipated that this would serve residents of the community and would not generate vehicle trips. As a result, the modified project would generate 1,043 fewer daily, 43 fewer a.m. peak hour and 62 fewer p.m. peak hour trips than the approved project. Thus, traffic impacts related to the proposed open space would be less than those from the approved golf course. Overall, no new traffic impacts would occur from implementation of the modified project.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding transportation and traffic. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe transportation and traffic impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for transportation and traffic. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.17 TRIBAL CULTURAL RESOURCES	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	☒	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☐	☒	

Summary of Impacts Identified in the LCRSP EIR

As described in Section 4.5, *Cultural Resources*, historic resources related to the Fontana Union Water Company Spreading Ground were identified in the LCRSP EIR. However, no archaeological or tribal cultural resources were identified in the LCRSP EIR area. In addition, the LCRSP EIR concluded that the implementation of the regulations contained in Section 7050.5 of the Health and Safety Code, related to the handling of human remains discovered during land disturbance, would minimize any potential adverse effects related to disturbances to human remains. Thus, impacts related to archaeological, which include tribal, resources were determined to be less than significant in the LCRSP EIR.

Impacts Associated with the Modified Project

No New Impact. The modified project is located on the same development footprint as the approved LCRSP. No additional lands would be impacted, and no additional areas that could include tribal cultural resources would be affected by the project. In addition, the modified project

is subject to the requirements of Section 7050.5 of the Health and Safety Code. There would therefore be no additional impact to human remains that has not been previously analyzed. For these reasons, the modified project is consistent with the impacts identified in LCRSP EIR and the level of impact (less than significant) remains unchanged from that cited in the LCRSP EIR.

Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of the CEQA process and equates significant impacts on "tribal cultural resources" with significant environmental impacts (Public Resources Code [PRC] Section 21084.2). AB 52 requires that lead agencies undertaking CEQA review evaluate, just as they do for other historical and archeological resources, a project's potential impact to a tribal cultural resource. In addition, AB 52 requires that lead agencies, upon request of a California Native American tribe, begin consultation prior to the release of a negative declaration, mitigated negative declaration, or EIR for a project. AB 52 does not apply to a Notice of Exemption or an Addendum. Therefore, no changes to the LCRSP EIR related to tribal cultural resources are necessary.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate modified project impacts or mitigation measures exist regarding cultural resources. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe tribal cultural resources impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for cultural resources. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.18 UTILITIES AND SERVICE SYSTEMS	**Subsequent or Supplemental EIR**			**Addendum to EIR**	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

Water

The LCRSP EIR stated that during construction, substantial quantities of water are required for a variety of purposes (e.g., dust palliation, fire suppression, human consumption). The onsite need for water may result in impacts. To ensure appropriate on-site or near-site water resources during project construction Mitigation Measure 10-1 was included to require review and approval of final water improvement plans by the RFD. In addition, Mitigation Measure 10-2 was provided to specify that fire hydrants be installed in compliance with applicable code requirements. Additionally, although the West Valley Water District had demonstrated the availability of sufficient supplies of potable water resources to serve the proposed development, Mitigation Measure 10-3 was provided to ensure that prior to the issuance of any building permits, the Applicant shall deliver to the City a will-serve letter from the water district documenting the availability and sufficiency of

water supplies to serve the proposed development. With implementation of these mitigation measures the LCRSP EIR determined that potential impacts to water services would be less than significant.

Wastewater
The LCRSP EIR stated that at build out the LCRSP EIR is estimated to generate an estimated 5.016 million gallons of wastewater per day (mgd), thus placing a long-term demand on available wastewater treatment facilities. Of that, an estimated 4.295 mgd (from Neighborhoods II, III, and IV) of average daily flow would be conveyed to the City of Rialto Wastewater Treatment Plant. However, insufficient sewerage treatment capacity could exists at the City of Rialto Wastewater Treatment Plant to accommodate anticipated these flows if master plan upgrades to the wastewater treatment plant do not occur. Because the LCRSP does not identify the timing of infrastructure improvements, Mitigation Measure 10-4 states that no building permits shall be issued for any use generating additional sewer flows unless the City Engineer first verifies that adequate sewer capacity is in place to accommodate that development. As mitigated, operational wastewater impacts were determined to be less than significant.

Mitigation Measures Adopted by the LCRSP EIR

Mitigation Measure 10-1: Water Supply. Prior to the issuance of any grading permits, the Rialto Fire Department shall review and, when deemed acceptable, approve final water improvement plans including, but not limited to, the location, sizing, design, and capacity of any proposed water storage tanks, water mains, and fire hydrants to ensure the sufficiency of fire storage and delivery capacity and compliance with applicable City requirements.

Mitigation Measure 10-2: Water Supply. Prior to the issuance of grading permits, fire hydrants shall be installed in compliance with applicable code requirements (e.g., Section 10.301 of the Uniform Fire Code) or, if fire flow requirements cannot be fully satisfied from existing on-site fire hydrants and mains, alternative fire flow delivery measures acceptable to the Chief Officer of the Fire Department (Fire Chief) serving the jurisdiction shall be formulated and make conditions of grading permit approval. Prior to permit issuance, a letter of compliance or similar documentation shall be submitted to the City Engineer by the Fire Chief or designee.

Mitigation Measure 10-3: Water Supply. Prior to the issuance of any building permits, the Applicant shall deliver to the City a will-serve letter or similar documentation from the project's water purveyor, as may be acceptable to the City Engineer, documenting the availability and sufficiency of water supplies to serve the proposed development.

Mitigation Measure 10-4: Wastewater. Prior to the issuance of building permits for any use that generates additional sewer flows, the City Engineer shall verify that adequate sewer capacity is in place to accommodate that development. This measure neither obligates the City to fund nor stipulates a performance schedule whereby any publicly funded improvements to the City's sewer collection and treatment system shall be implemented.

Impacts Associated with the Modified Project

No New Impact. As described previously in Section 4.12, *Population and Housing*, the modified project would not modify the total number of residential units; thus, population and employment growth that would be generated from the modified project would be consistent with that identified in the LCRSP EIR. The replacement of the irrigated golf course with open space lands would result

in reduced water consumption. The removal of the golf course would also reduce wastewater generation. The same mitigation measures that were required for the LCRSP EIR would therefore be adequate to reduce impacts for the modified project. As determined by the LCRSP EIR, Mitigation Measures 10-1 through 10-4 would provide for the assurance that water supplies and infrastructure and wastewater infrastructure has the ability to meet the needs related to build out of the LCRSP. Thus, the modified project would result in the same utilities related impacts as the approved project that would be less than significant after implementation of mitigation.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the LCRSP EIR. The modified project is consistent with the impacts identified in the LCRSP EIR and the level of impact (less than significant impact with mitigation) would be the same as that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist regarding utilities and service systems. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe utilities and service systems impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required regarding utilities and service systems. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

4.19 MANDATORY FINDINGS OF SIGNIFICANCE	Subsequent or Supplemental EIR			Addendum to EIR	
	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☐	☒

Summary of Impacts Identified in the LCRSP EIR

Degradation to Wildlife and Elimination of Historic Resources

The LCRSP EIR identified potential impacts to biological resources related to construction and operational activities, and in response identified Mitigation Measures 5-1 through 5-10 (listed previously in Section 4.4, *Biological Resources*) that were determined to reduce potential impacts to a less than significant level. In addition, the LCRSP EIR identified several historic resources within the LCRSP area that would be impacted by the LCRSP. In response, Mitigation Measures 12-1 through 12-3 (listed previously in Section 4.5, *Cultural Resources*) were required to reduce the severity of this impact to a less than significant level.

Cumulative Impacts

The LCRSP EIR found that build out of the LCRSP would result in cumulative impacts to air quality and noise. Cumulative impacts related to air quality would result from construction and operation air pollutant emissions, and localized emissions. Impacts related to noise would occur from cumulative vehicular noise. The LCRSP EIR included Mitigation Measures 7-1 through 7-18 to reduce cumulative air quality emissions, and 8-1 through 8-5 to reduce noise. The LCRSP EIR found that the impacts related to air quality and noise would be reduced, but remain significant and unavoidable.

Effects on Human Beings
The LCRSP EIR analysis related to effects on the environment that could affect humans either directly or indirectly are described in the previous responses. The LCRSP EIR included various mitigation measures to reduce potential impacts to human beings from implementation of the LCRSP, which are all described previously. The LCRSP EIR determined that after implementation of mitigation, significant and unavoidable impacts related to air quality and noise would occur.

Impacts Associated with the Modified Project

As described previously, the modified project is located on the same development footprint as the approved LCRSP, and would result in the same level of build out (residential units, population, and employment) as evaluated in the LCRSP EIR. No additional lands would be impacted, and no additional biological or historical resources would be affected by the modified project. Implementation of Mitigation Measures 5-1 through 5-10, and Mitigation Measures 12-1 through 12-3 would continue to be required for implementation of the modified project. There would therefore be no additional impacts to biological or historic resources that has not been previously analyzed.

Likewise, the modified project would result in the same cumulative impacts related to air quality and noise. Mitigation Measures 7-1 through 7-18 would reduce cumulative air quality emissions, and 8-1 through 8-5 would reduce noise impacts; however, like the approved project, impacts related to air quality and noise would be reduced from mitigation, but remain significant and unavoidable. Therefore, the modified project would not result in any new cumulatively considerable impacts. Additionally, implementation of the modified project would not result in any additional adverse effects on human beings, either directly or indirectly. For these reasons, the modified project is consistent with the impacts identified in LCRSP EIR and the level of impacts remains unchanged from that cited in the LCRSP EIR.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate project impacts or mitigation measures exist related to these mandatory findings of significance. There have not been 1) changes to the project that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the LCRSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the LCRSP EIR was certified as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more adverse impacts would result from the implementation of the modified project; therefore, no new or revised mitigation measures are required. No refinements related to the modified project are necessary to the LCRSP EIR mitigation measures and no new mitigation measures are required.

Appendix A

LYTLE CREEK DEVELOPMENT – ENVIRONMENTAL IMPACTS SUPPLEMENTAL DOCUMENT
Hydrology Effects – Alternative Revetment Limits Restricted to Project Boundary
October 20, 2017

1 General Discussion Revetment Modification

As a result of comments received from the U.S. Fish and Wildlife Service, a proposed alternative to the streambank revetment alignment along Lytle Creek is being considered. The proposed alternative would include the termination of the revetment at the project boundaries so that it does not extend through CEMEX property. The revetment termination at the downstream boundary of Neighborhood 3 and upstream boundary of Neighborhood 2 reflects maintaining the existing active portion of the channel along the mainstem of Lytle Creek so that it continues following the current alignment through the CEMEX south mining pit. As the conditions within the creek have changed since the hydraulic analysis was performed for the certified Final EIR, an additional hydraulic analysis with the proposed alternative (utilizing FLO-2D modeling under existing conditions) was compared to the original hydraulic analysis performed in EIR.

This analysis examines whether the proposed alternative would be (1) a substantial change in the project which will require major revisions of the prior certified Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously-identified significant effects; (2) reflect a substantial change in the circumstances under which the project is undertaken which will require major revisions of the prior certified Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously-identified significant effects; or (3) new information of substantial importance which was not known and could not have been known at the time the prior Final EIR was certified that shows new significant effects not discussed in the prior Final EIR or that previously-identified effects would be substantially more severe. This analysis concludes that this alternative does not result in any new significant effects, and does not result in a substantial increase in the severity of previously-identified impacts.

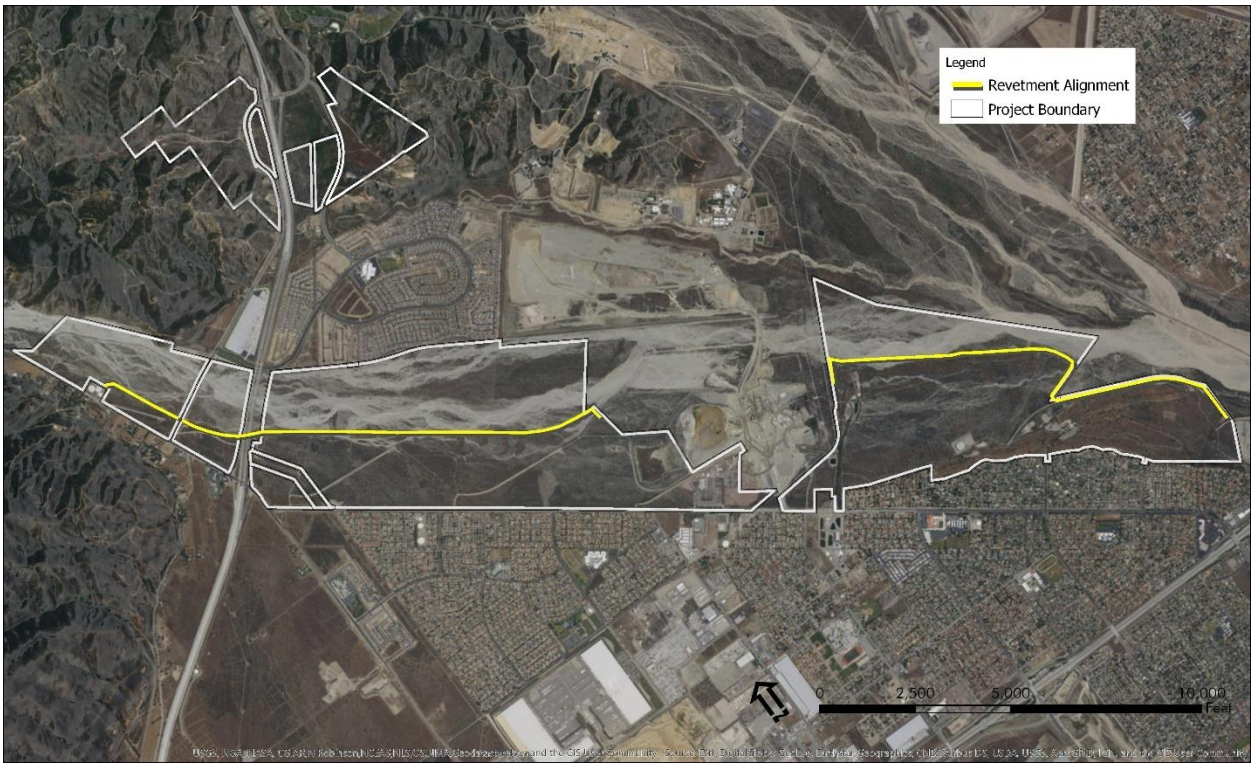

Figure 1 – Proposed modified revetment terminating at the CEMEX property boundary upstream and downstream of adjacent project property boundary

2 Floodplain Hydraulics

The proposed alternative in the development, which is being evaluated as part of this technical assessment, is the termination of the proposed Lytle Creek revetment at the downstream boundary of Neighborhood 3 and termination at the upstream end of the Neighborhood 2 boundary so that the revetment does not extend offsite and through the CEMEX property. The floodplain hydraulics and corresponding impacts of the original revetment configuration/alignment had been analyzed in detail through comprehensive hydraulic technical studies as part of the original environmental document which incorporated complex hydraulic modeling. Accurate knowledge of the floodplain characteristics is an important fundamental requirement for project planning is this area not just for defining flood hazards from a public safety perspective, but also for maintaining the natural functions/benefits of the watershed ecosystem. Floodplain hydraulics and geomorphic assessments provide an understanding of the applicable principles that govern the response of river system with respect to changes within the watershed. Developing an understanding of the floodplain relied on detailed hydraulic modeling prepared to analyze the hydraulic performance and characteristics of the floodplain. However, the existing floodplain characteristics, particularly the underlying topography of the active creek, has changed since the preparation and certification of the original EIR for the Lytle development project. The most significant floodplain change is that the southerly branch of Lytle Creek has been modified resulting in changed floodplain hydraulics and flow patterns. The current topography reflecting the more recent erosion within Lytle Creek represents the new baseline conditions which is now used assess and evaluate floodplain hydraulic impacts associated with the development.

The existing Lytle Creek floodplain is an entrenched relic alluvial fan that is topographically confined through historical channel incision and the influence of manmade engineered structures which includes groins and other structures. The channel is hydraulically "steep" with an average longitudinal slope of approximately S_o=0.030, but generally distributes flow over a very wide floodplain area resulting in diffuse flow distributions at shallow depths and high velocities. The majority of the floodplain, from the upper canyon mouth to the confluence with Cajon Creek, is incised and the corresponding active streambed channel is a very braided type system with multiple varying active and inactive flowpaths across the extent of the wide floodplain. The streambed is characterized by poorly sorted sand, gravel and boulder deposits with occasional bands of recently formed soils. Deposition of this material by storm events and through sediment transport in the active portion of the creek has created a braided appearance characterized by the presence of multiple flow paths and in-stream islands. The hydraulics of the floodplain is highly variable since the flowpaths can change randomly as part of the braided channel system and results in variable flowpaths within the floodplain as well as flow distribution. The limits of the floodplain inundation area vary with different magnitude flood flow events as well as the corresponding hydraulic characteristic parameters such as depth, velocity, and other variables. The "dynamic" nature of the floodplain response to different flood events is such that it will naturally adjust to accommodate changes in flowrate and sediment load from the 51.4 square mile upstream tributary watershed.

The floodplain hydraulic analysis associated with a wide braided alluvial creek system such as Lytle Creek is difficult with the use of the conventional or traditional hydraulic modeling techniques and engineering tools available which area typically applied in more confined "riverine" systems. This difficulty results from the unpredictable nature or dynamics of the flows and the flooding boundaries that are generally not clearly defined. The hydraulic processes on the active alluvial creek system recognize the potential for the flows to change location during a single flood event. A two-dimensional hydraulic model was used because of the complexity of the channel pattern and the wide/diffuse natures of the floodplain with highly variable flow distribution. In two-dimensional models, the spatial dimensions are along- and cross-channel distances, and the model solves for stage and depth-averaged discharge. The analysis is performed by creating a "grid" of small rectangles or elements over the entire floodplain area to be analyzed. The uniform grid elements that comprise the model are used to calculate discharge in eight flow directions using complex numerical methods. The hydraulic modeling utilized the application of a sophisticated two-dimensional hydraulic model, FLO-2D, along with the 2013 digital LIDAR topography. Incorporating the use of the two-dimensional analysis provided detailed information of the horizontal flow and velocity distribution with the floodplain, particularly with multiple flowpaths and large island. The two-dimensional modelling includes a significant improvement in calculating hydraulic variables and also the delineation of inundation limits. The

unique nature and characteristics of the active creek system with the wide floodplain and braided streambed could be accommodated with the two-dimensional model.

The results of the two-dimensional FLO-2D hydraulic modeling for the current Lytle Creek floodplain existing conditions provides useful information on the hydraulic characteristics and insight into the general active trends within the floodplain based on the current updated topography. The results of the FLO-2D floodplain hydraulic analysis can be best presented in a graphic representation of the floodplain and the horizontal variation of the hydraulic characteristics throughout the floodplain. The key hydraulic parameters analyzed were the maximum flow depth, maximum flow velocity, and streampower, however, the distribution of any calculated hydraulic parameter can be observed from the model results. The presentation of the two-dimensional model results in this format is particularly ideal for understanding the hydraulic operation and processes of wide floodplains such as Lytle Creek's, since the analysis is performed in multiple directions and not just in the primary flow direction. Some of these general tendencies for the existing conditions floodplain with the 2013 topography illustrated by the two-dimensional hydraulic model results for Neighborhoods 2 and 3 include:

- The flow generally distributes across the wide active incised portion of the floodplain with very limited inundation or extremely shallows flows along the fringe/overbank edges of the floodplain.
- This portion of the creek system can generally be considered to be within a "supercritical" flow regime that is characterized by high velocity flows due to the steep nature of the active streambed slope. (Flow regime can be primarily classified as subcritical, critical, or supercritical. Critical regime is the division between subcritical and supercritical, or slow and fast-moving water respectively). The study analysis of the detailed floodplain hydraulics generally reveals that channel regime fluctuates between the critical and supercritical regime, which is consistent with a wide braided channel operation.
- The groins strongly influence the flow patterns as a" flow deflector and develops a large shadow area behind the groins with no flow.
- Flows exiting the downstream CEMEX boundary pass through a similar constriction at the end of the gravel pits which governs downstream channel hydraulics.
- Flows continue to distribute around the SBKR island for larger storm events but there is less flow distributed around the north side.
- Highest concentration of the flow velocity along Neighborhood 3 occurs at the channel contraction where the channel geometry "pinches" just upstream of the CEMEX breach or the downstream boundary of Neighborhood 3.
- The primary active flowpath along Neighborhood 3 occurs along the south side of the floodplain and the southerly extent of the active floodplain is limited by the extent of the existing groins. The primary flow path redistributes from the north bank of Lytle Creek upstream Glenn Helen Parkway to the south bank downstream of Glenn Helen Parkway.
- Adjacent to Neighborhood 2 the "active" channel width remains fairly constant and uniform downstream of CEMEX. The active channel width reflects the incised channel width further downstream along Neighborhood 2. The active channel includes a very well incised channel bank along the south side of the creek adjacent to Neighborhood 2 and the incision increases in depth proceeding downstream. The incised depth is about thirty-feet at the very downstream of Neighborhood 2, near the confluence with Cajon Creek.
- The downstream boundary of the CEMEX property with the road crossing is a hydraulic "pinch-point" and portions of the flows downstream of this location with larger storm flow into the northerly terrace/overbank but return quickly into the active channel midway along Neighborhood 2.
- The active channel flow path in both Neighborhood 2 and 3 follows a very linear alignment which is essentially perpendicular to the regional topographic contours, following the most direct path downstream along the relic alluvial fan and flows to the adjacent terraces are very limited because of the active erosion incising the active channel.
- Primary active flowpath along Neighborhood 2 discharges into the southerly CEMEX mining pit and results in the spreading of the flows with increased depths as well as a significant reduction of velocity which functions as a natural area in the channel for sediment deposition.

The inundated area of the existing floodplain for different storm events within Neighborhoods 2 and 3 based on the results of the two-dimensional hydraulic models is summarized in the following table and gives an indication of the relative change of the floodplain size as the increases in storm magnitude.

Neighborhood	Existing Floodplain Inundation Area					
	Storm Return Period – Area Inundated (acres)					
	2-year	5-year	10-year	25-year	50-year	100-year
N2	174.9	255.3	298.2	351.1	385.6	454.4
N3	69.2	119.7	154.2	265.1	350.3	420.1

The influence of the CEMEX south pit levee breach and headcut erosion progressing upstream has been manifested directly in the floodplain and is clearly observed in the revised existing conditions two-dimensional hydraulic modeling with the more current topography. A direct comparison of the existing conditions floodplain between the floodplain mapping from the original environmental document technical studies (2008) and the current recent hydraulic modeling for different storm events indicates the following changes to the floodplain characteristics:

- Flows adjacent to Neighborhood 2 do not distribute around the north side of the SBKR island until flood events which exceed the 10-year event. Flows from a 10-year event are conveyed completely around the south side of the island. However, previously the floodplain hydraulics illustrated that the flows would distribute around the north side of the island on any storm event. The 100-year flow distribution around the SBKR island from the FLO-2D results indicates that the flow on the south side of the island is $Q_{100\text{-south}}$ = 35,390 cfs and the amount of flow on the north side is $Q_{100\text{-north}}$ = 7,160 cfs, or this indicates that approximately 17% of the flow on the north side of the island and 83% on the south side. The hydraulic modeling indicates the south branch is the dominant flow path conveying the majority of the flows even during the large storm events and illustrates the influence of the CEMEX south pit breach on the floodplain hydraulics through erosion of the south branch active channel section.
- The current hydraulic FLO-2D hydraulic models were generated with a 10-ft x 10-ft square grid cell element while the previous hydraulic modeling from the approved environmental document used a 50-ft x 50-ft grid cell size. The current hydraulic models provide a much higher resolution and detail of the floodplain mapping through being able to better capture changes in the topographic features which are averaged or smoothed out with the larger grid size.
- The northerly channel around the southerly CEMEX mining pit previously conveyed all the flows when analyzed for the original environmental document, however in the current conditions very little flow will be conveyed in that channel and flows must exceed the 10-year event before the channel experiences flow.
- CEMEX south mining pit levee breach resulted in reducing the magnitude of the hydraulic constriction at the Neighborhood 3 downstream boundary since the channel previously narrowed as part of the bypass around the south mining pit. However, now the channel widens near the downstream Neighborhood boundary and flows directly into the south pit through a hydraulically formed steepened ramp creating the new flow path through the south pit. Flows now accelerate through the eroded ramp which is being form “headcut” process and this erosion is migrating upstream through Neighborhood 3 resulting in a more deeply incised active channel along the majority of the floodplain within Neighborhood 3.

Changes in the geomorphic characteristics to the active floodplain adjacent to the proposed Lytle Creek development project, specifically within Lytle Creek and the confluence of Lytle Creek / Cajon Creek, actually reflects the long term fluvial response of the creek system to the historic in-stream gravel mining operations conducted by Vulcan (formerly CalMat) at that particular location and the CEMEX gravel mining. PACE has studied and monitored the effects from the historic CalMat/Vulcan gravel mining operations since 1992 which has included field surveys of the streambed profile and streambed material sampling. In addition, PACE has also studied the effect of the CEMX southerly mining pit levee breach since 2005 and the fluvial response of the floodplain and changes in the hydraulic characteristics. PACE concluded that the

CalMat/Vulcan gravel mining operation resulted in the lowering of the active streambed upstream from the confluence and through the lower downstream portions of the LCRSP property even before the CEMEX levee breach. The similar effect and influence on the floodplain is occurring from the CEMEX gravel mining pit. The headcut migration from the mining operation resulted in the incisement of the floodplain in the downstream portion of the Lytle Creek and modified the floodplain hydraulics to increase flow velocities which reduced vegetative habitat within this part of the wash.

The proposed revetment adjacent to Lytle Creek along the boundary of Neighborhood 2 and 3 was specifically developed with an alignment that would minimize the potential hydraulic influence. The primary function of the revetment is to provide protection from the potential lateral erosion since the majority of the proposed development area is elevated above anticipated flood elevations. A key guideline in developing the proposed project development revetment alignment was limiting the amount of reduction in hydraulic flow area based on minimizing encroachment through restricting the location to "fringe" portions of the floodplain as well as "ineffective" flow areas associated with the hydraulic shadow effects from the existing groins. Additionally, the proposed revetment alignment is parallel to the friction of flow so this alignment doesn't potentially "deflect" flows. The changes to the existing floodplain geometry along Neighborhood 3 are relatively minimal since the streambank revetment does not encroach significantly within the active floodplain, inasmuch as it generally follows an alignment dictated by the existing ACOE groins that define the majority of the proposed development as ineffective hydraulic flow area within the floodplain. the smaller flood events would not materially experience any hydraulic impact from the revetment or encroachment within the floodplain because of the large width of Lytle Creek in this area and also during the smaller flood events the flow characteristics are dominated by the distribution of the flows in the numerous braided channels. The flows tend to spread out into the smaller braids which become small islands and do not reach a level to the higher elevations of the floodplain fringe. However, the modification to the revetment alignment will eliminate the portion of the previously proposed revetment through the CEMEX property and terminate the revetment at the Lytle – CEMEX project boundaries, upstream and downstream. Eliminating this portion of the revetment does not affect the proposed conditions hydraulics in Neighborhood 2 or 3. The termination of the revetment at the CEMEX property upstream boundary returns the flows to the new existing conditions with flows expanding into the southerly mining pit. The revetment terminations at the CEMEX boundaries will include "tiebacks" of the revetment which will extend laterally sufficient distance into the Lytle property to prevent erosion or flows from "flanking" around the end of the revetment.

PACE performed hydraulic modeling to evaluate the expected differences between the existing and proposed conditions relative to hydraulic impacts of the floodplain, and that evaluation indicated that minor changes to the floodplain hydraulic characteristics would be expected in the larger flood events and only in localized areas. These impacts represent localized hydraulic characteristic changes which do not materially affect the stream stability. A differential analysis to evaluate the potential changes in hydraulic characteristic parameters was performed based on the difference between the existing floodplain hydraulics model and the proposed project hydraulic models. These differential analyses quantified the potential change in hydraulic parameters to better define hydromodification and the distribution of these changes within the floodplain can be determined with the aid of the two-dimensional hydraulic modeling data. The following table summarizes the reduction in the floodplain inundation from the construction of the proposed revetment and indicates the amount of encroachment within the floodplain. The table illustrates that for larger flow events that there will be larger reduction in the floodplain area because of the terrace/overbank floodplain used in larger flow events.

Change in Floodplain Inundation Area with Development (Existing – Proposed)									
Neighborhood	**10-year Floodplain Area**			**25-year Floodplain Area**			**100-year Floodplain Area**		
	Exist	**Prop**	**Change / Reduction**	**Exist**	**Prop**	**Change / Reduction**	**Exist**	**Prop**	**Change / Reduction**
N2	298.2	284.4	**13.8**	351.1	331.9	**19.2**	454.4	385.5	**68.9**
N3	154.3	124.7	**29.6**	265.1	207.6	**57.5**	420.1	304.4	**115.8**

The two-dimensional analysis also provided a good indication of the relative stability and erosion potential of complex alluvial systems like Lytle Creek. Velocity direction vectors, for example, can help illustrate existing trends in the flow direction within the floodplain, including the occurrence of flow patterns directed away or towards islands and embankments. In addition, the velocity distribution field clearly illustrates the locations of high and low velocities which also illustrated the main "active" channel. In relation to this, FLO-2D results confirmed the trends observed that higher velocities were located in the deeper portion of the floodplain, away from the channel sides. The observed correlation between depth and velocity were also identified in the major streambed erosion patterns observed in the available topographic data and aerial photographs. The results also captured with accuracy the flow distribution pattern around the larger in-stream island, showing that the majority of the flow being conveyed through the south side channel. This is consistent with the historical patterns observed in aerial photographs, which seem to indicate that the south side channel has always been the primary flow path, thus suggesting that changes to cause unusual amounts of flow to the north side of the island will upset the natural balance and equilibrium conditions.

The two-dimensional models were also use to quantify the change in the hydraulic parameters through the mapping of their variation within the floodplain for both the new existing conditions based on the updated floodplain topography and the proposed modified revetment plan. The amount of area corresponding to the magnitude of the different hydraulic parameters were computed for (1) depth, (2) velocity, and (3) streampower. Streampower was selected because it provides a good relative change in the indicator for erosion and sediment transport. The differences between the existing and the revised proposed project conditions are illustrating in the following graphs for those parameters. The graphs illustrate (1) the reduction of the floodplain area from the minor encroachment in the fringe area of the floodplain, and (2) changes of the hydraulic parameters generally reduced and if there was an increase or change that it was relatively small.

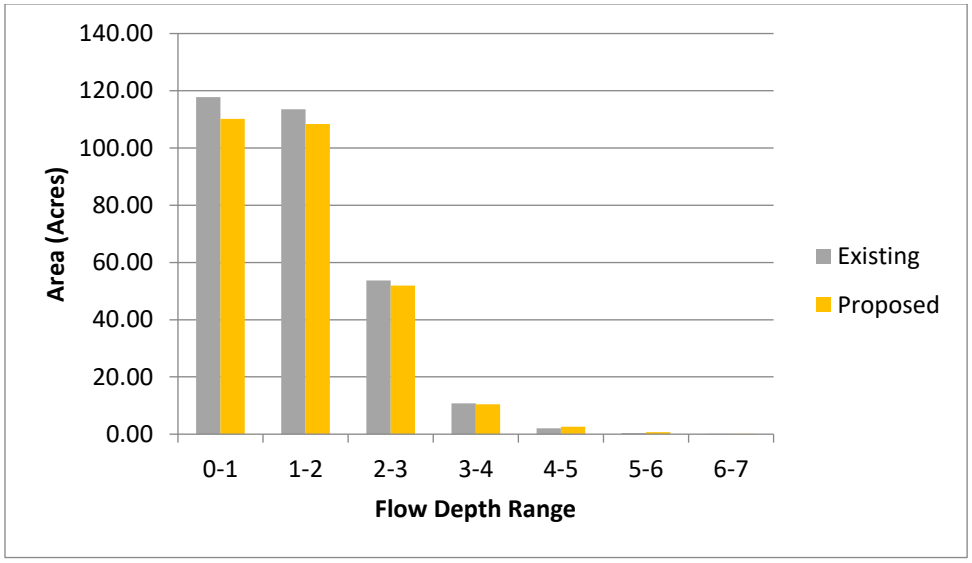

Figure 2 – **Neighborhood 2** comparison of the flow **depth** hydraulic parameter distribution within the **10-year** floodplain for existing and proposed conditions

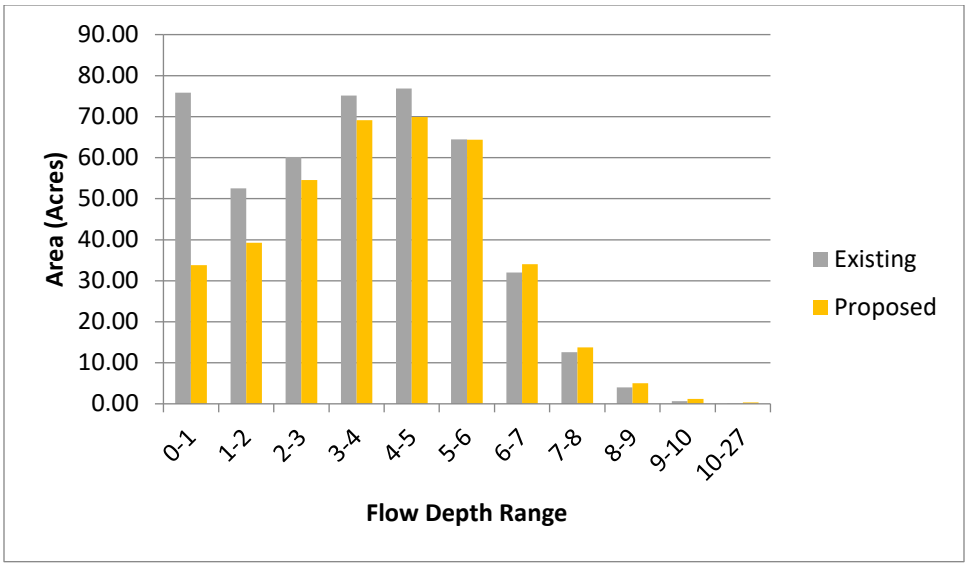

Figure 3 - **Neighborhood 2** comparison of the flow **depth** hydraulic parameter distribution within the **100-year** floodplain for existing and proposed conditions

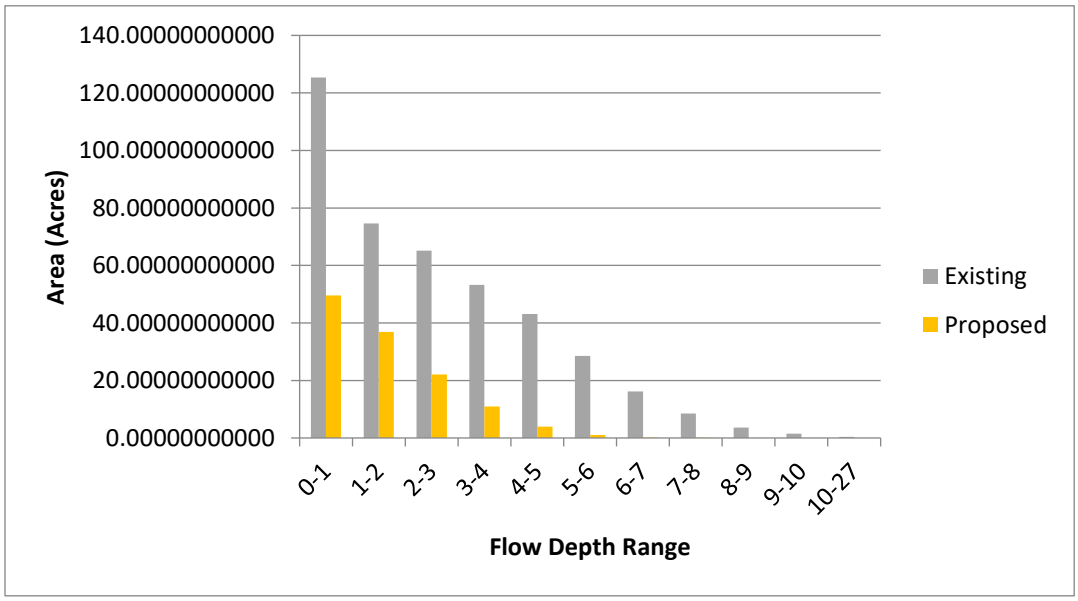

Figure 4 - **Neighborhood 3** comparison of the flow **depth** hydraulic parameter distribution within the **10-year** floodplain for existing and proposed conditions

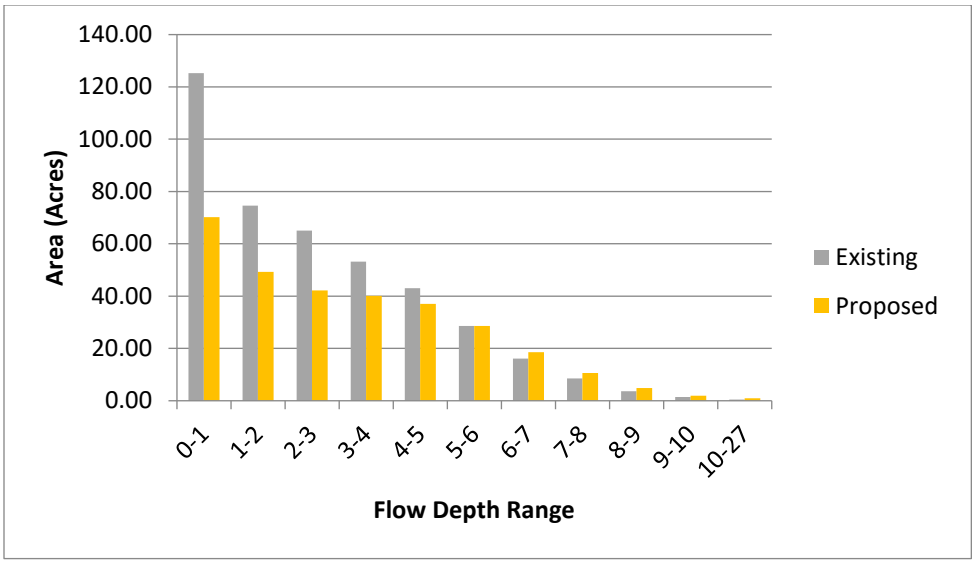

Figure 5 - **Neighborhood 3** comparison of the flow **depth** hydraulic parameter distribution within the **100-year** floodplain for existing and proposed conditions

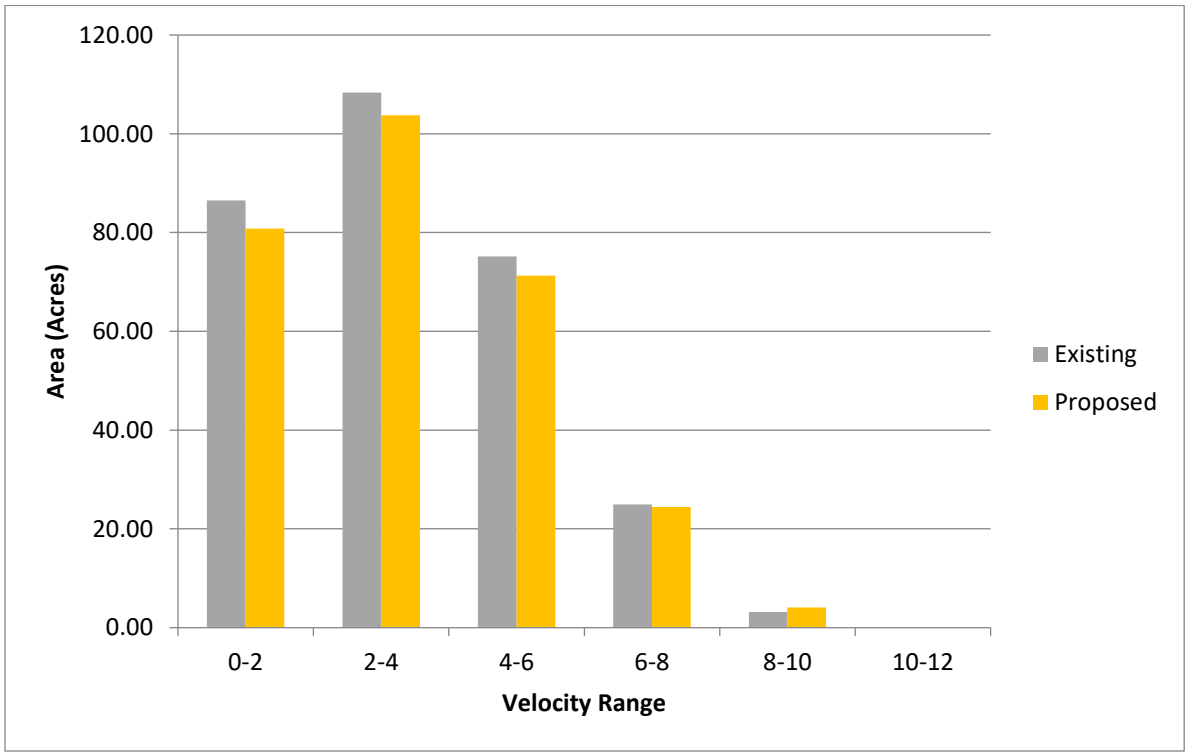

Figure 6 - **Neighborhood 2** comparison of the flow **velocity** hydraulic parameter distribution within the **10-year** floodplain for existing and proposed conditions

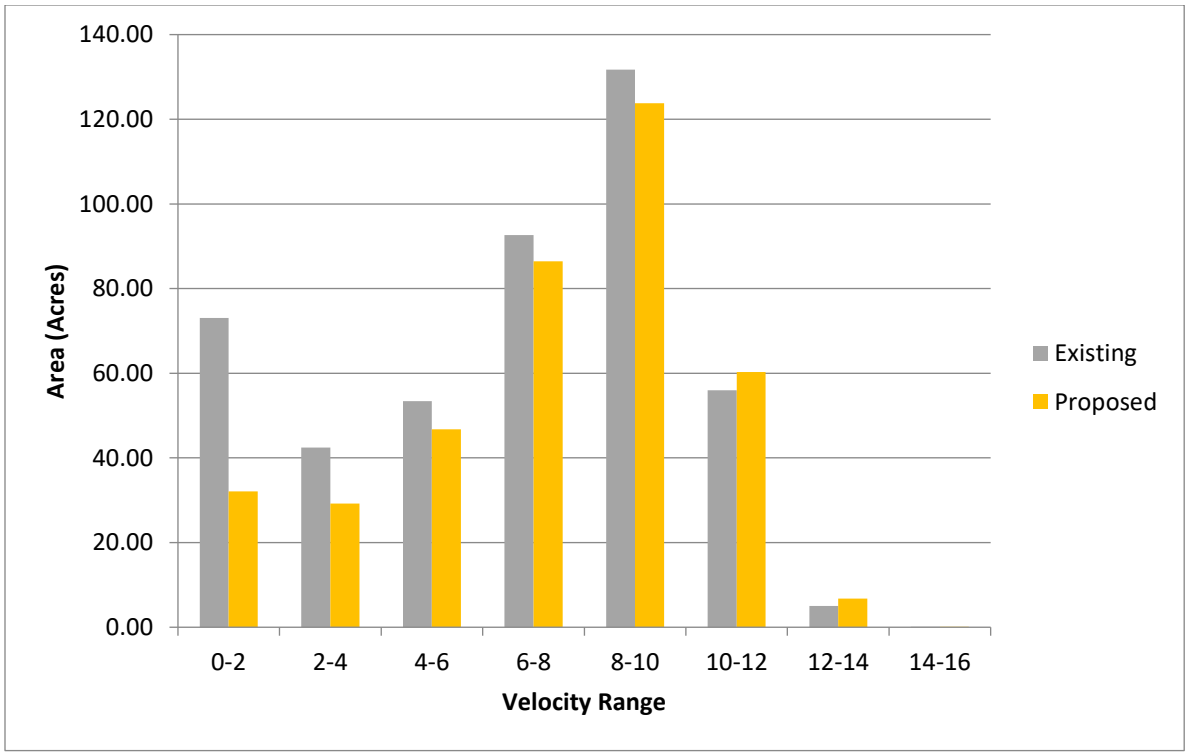

Figure 7- **Neighborhood 2** comparison of the flow **velocity** hydraulic parameter distribution within the 100-year floodplain for existing and proposed conditions

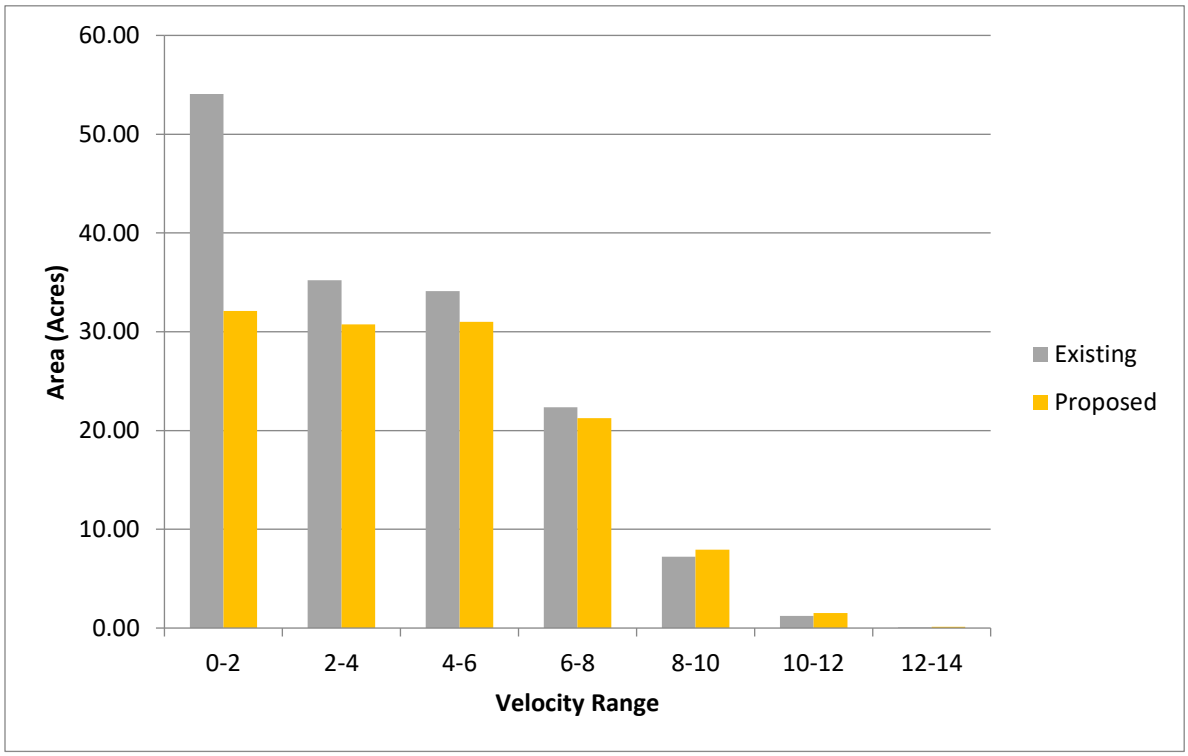

Figure 8 - **Neighborhood 3** comparison of the flow **velocity** hydraulic parameter distribution within the **10-year** floodplain for existing and proposed conditions

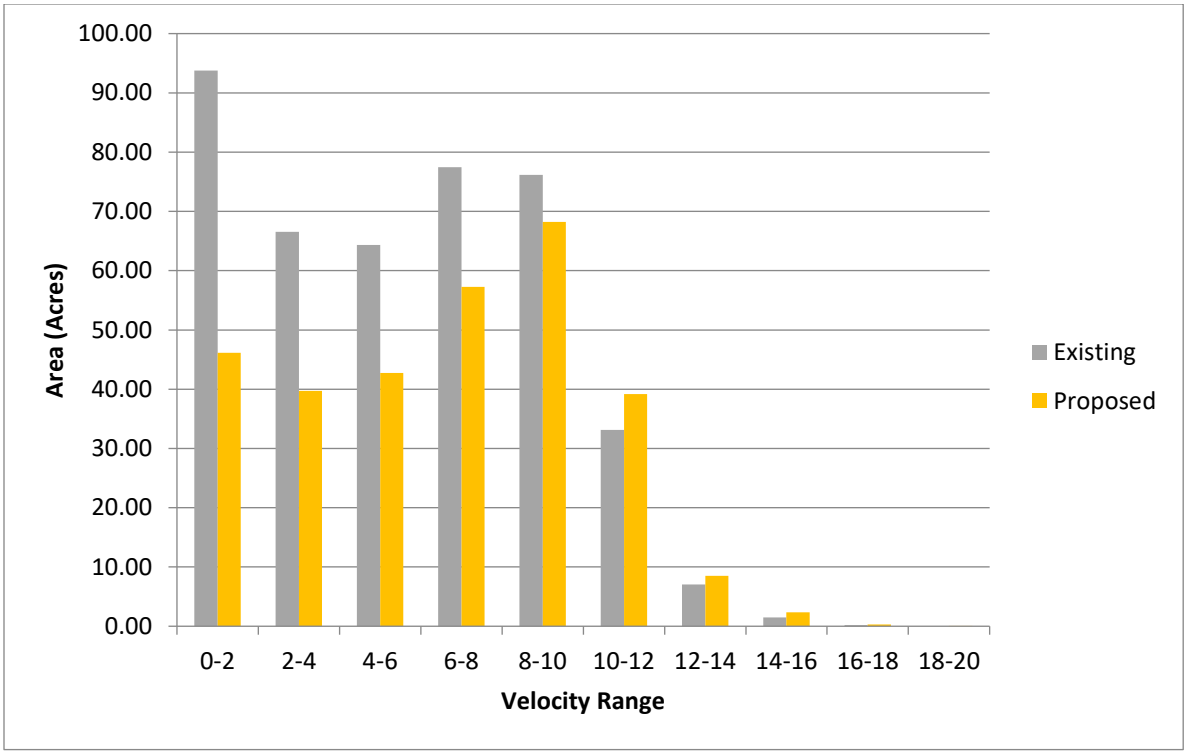

Figure 9 - **Neighborhood 3** comparison of the flow **velocity** hydraulic parameter distribution within the **100-year** floodplain for existing and proposed conditions

3 Summary – Floodplain Impacts Revetment Modifications

The proposed alternative to the project revetment through elimination of the portion of the revetment through the CEMEX property will not result in increased impacts to the floodplain beyond those previously determined as part of the technical studies for the original project environmental document. Although the "existing" conditions within the floodplain have changed since the original environmental document technical studies, the proposed changes are more compatible with the current floodplain conditions. Detailed two-dimensional hydraulic modeling has been performed to evaluate the new proposed revetment and project conditions. The corresponding hydraulic impacts have been quantified for a range of storm events with the two-dimensional models and changes to the hydraulic characteristics are minor. However, the proposed modified revetment with the terminations at CEMEX property boundary better facilitate accommodating existing hydraulic conditions associated with current floodplain. Specifically, analysis of the revised project revetment indicates the following relative to the impacts identified in the previous environmental document indicating the proposed change has less influence of the floodplain:

- There is less reduction (or impact) to the floodplain inundation area associated with the revised plan for both neighborhoods as illustrated in the following table.

Amount of Floodplain Inundation Area Reduced with Development (Change)				
Neighborhood	10-year Floodplain Area Reduction (acres)		100-year Floodplain Area Reduction (acres)	
	Original	Modified	Original	Modified
N2	51.8	13.8	123.8	68.9
N3	123.8	29.6	170.6	115.8

- The north channel around the CEMEX has much reduced level of flows and corresponding high velocity flows which allows for the natural establishment of habitat within the active channel.

- The termination at the downstream Neighborhood 2 assists in reducing the constriction at this point in the floodplain, better assists in training flows into the revised flowpath through the CEMEX south mining pit, and reducing erosion forces adjacent to the SBKR island.
- The hydraulic influence on the characteristic parameters such as depth, velocity, and streampower will be less than the previous impacts identified with the proposed modified revetment alignment.