

INITIAL STUDY Addendum to the Mitigated Negative Declaration

for the

“Alder Renaissance Project”

Master Case No. 2019-0058

Southeast corner of Alder Avenue and Renaissance Parkway

Lead Agency:

City of Rialto

Development Services Department
150 S. Palm Avenue
Rialto, CA 92376
909-820-2525

Point of Contact: Daniel Casey, Senior Planner
dcasey@rialtoca.gov

Project Proponent:

J & T Management, Inc.

Jack Kofdarali
139 Radio Road
Corona, CA 92879
jack@jntmgmt.com

Prepared by:

Matthew Fagan Consulting Services, Inc.

42011 Avenida Vista Ladera
Temecula, CA 92591
951.265.5428

Point of Contact: Matthew Fagan, Owner
matthewfagan@roadrunner.com

June 2021

TABLE OF CONTENTS

I.	CEQA Environmental Checklist Form.....	1
II.	Evaluation of Environmental Impacts	25
III.	Determination	25
IV.	Environmental Issues Assessment.....	27
	1. <i>Aesthetics</i>	27
	2. <i>Agriculture & Forestry Resources</i>	30
	3. <i>Air Quality</i>	33
	4. <i>Biological Resources</i>	43
	5. <i>Cultural Resources</i>	48
	6. <i>Energy</i>	51
	7. <i>Geology and Soils</i>	54
	8. <i>Greenhouse Gas Emissions</i>	67
	9. <i>Hazards and Hazardous Materials</i>	71
	10. <i>Hydrology and Water Quality</i>	79
	11. <i>Land Use and Planning</i>	99
	12. <i>Mineral Resources</i>	100
	13. <i>Noise</i>	101
	14. <i>Population and Housing</i>	116
	15. <i>Public Services</i>	117
	16. <i>Recreation</i>	120
	17. <i>Transportation</i>	121
	18. <i>Tribal Cultural Resources</i>	126
	19. <i>Utilities and Service Systems</i>	132
	20. <i>Wildfire</i>	136
	21. <i>Mandatory Findings of Significance</i>	139
V.	Earlier Analysis	141
VI.	Sources/References	141

Figures

Figure 1	<i>Regional Location Map</i>	3
Figure 2	<i>Vicinity Map</i>	4
Figure 3	<i>Existing General Plan Land Use Designations</i>	5
Figure 4	<i>Existing Zoning Classifications</i>	6
Figure 5	<i>Site Plan</i>	9
Figure 6A	<i>Elevations (Convenience Store with Car Wash)</i>	10
Figure 6B	<i>Elevations (Restaurant)</i>	11
Figure 7	<i>Landscape Plan</i>	15
Figure 8	<i>Grading Plan</i>	16
Figure 9	<i>Aerial Photo</i>	21
Figure 7-1	<i>Surrounding Topography</i>	59
Figure 9-1	<i>GEOTRACKER – 1 Mile Radius</i>	75
Figure 9-2	<i>ENVIROSTOR – 1 Mile Radius</i>	76
Figure 10-1	<i>Project Site - Receiving Waters Map</i>	81

Figure 10-2 <i>Project Site Hydrology Map – Pre-Condition</i>	87
Figure 10-3 <i>Project Site Hydrology Map – Post Condition</i>	88
Figure 10-4 <i>FEMA Firmette Map</i>	95

Tables

Table 1 <i>Surrounding Land Uses</i>	20
Table 3-1 <i>SCAQMD Localized Significance Thresholds</i>	35
Table 3-2 <i>Localized Construction Emissions</i>	36
Table 3-3 <i>Localized Operational Emissions</i>	37
Table 7-1 <i>Closest Known Active/Potentially Active Faults to the Project Site</i>	54
Table 10-1 <i>Proposed Project Runoff Characteristics</i>	89
Table 13-1 <i>Rialto Noise Guidelines for Land Use Planning</i>	105
Table 13-2 <i>City of Rialto Interior and Exterior Noise Standards</i>	105
Table 13-3 <i>Short-Term Noise Measurement Results</i>	107
Table 13-4 <i>Typical Construction Noise Levels</i>	108
Table 13-5 <i>HVAC Referenced Noise Levels</i>	110
Table 13-6 <i>Drive-Thru Speakerphone Noise Levels</i>	110
Table 13-6a <i>Car Wash Noise Levels</i>	110
Table 13-7 <i>Daytime Noise Impact Analysis (dBA)</i>	112
Table 13-8 <i>Daytime Noise Impact Analysis (dBA)</i>	112

APPENDICES (provided electronically)

Appendix A *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020

Appendix B *Rialto Center and Gas Station Traffic, VMT, Noise, Air Quality, Greenhouse Gas, and Energy Study Supplemental Memorandum Letter, City of Rialto*, prepared by RK Engineering Group, Inc., December 29, 2020

Appendix C1 *Drainage Report Gas Station - Alder Avenue*, prepared by Gil Zulueta Mendoza Associates, Inc., January 2021

Appendix C2 *Water Quality Management Plan For: Gas Station - Alder Avenue*, prepared by Gil Zulueta Mendoza Associates, Inc., January 2021

Appendix D Project Plans, 3-2021

Commonly Used Abbreviations and Acronyms

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
AC	Acre
A.C.	Asphalt Concrete
ACOE	U.S. Army Corps of Engineers
ADT	Average Daily Traffic
af	Acre-Feet
Afu	Undocumented Artificial Fill
AFY	Acre-Feet Per Year
AM	Morning
AMSL	Above Mean Sea Level
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plans
ARB	Air Resources Board
ARB Handbook	ARB Air Quality and Land Use Handbook
BACMs	Best Available Control Measures
BMPs	Best Management Practices
Btu	British thermal units
BUOW	Burrowing Owl
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention Program
CalEEMod™	California Emissions Estimator Model™
Cal/EPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CH ₄	Methane
CHRIS	California Historical Resources Information System
CIP	Capital Improvement Program
CIWMP	Countywide Integrated Waste Management Plan
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
COA	Conditions of Approval
CY	Cubic Yards
dB	Decibel
dBA	A-Weighted Decibel
dBA CNEL	A-weighted decibel Community Noise Equivalent Level
dBA Leq	A-weighted decibel equivalent noise level
DPM	Diesel particulate matter
DTSC	Department of Toxic Substance Control
EAP	Existing Plus Ambient Growth Plus Project
EAPC	Existing Plus Ambient Growth Plus Project Plus Cumulative
EIA	United States Energy Information Administration
EPA	Environmental Protection Agency
EPD	Environmental Programs Department
FEMA	Federal Emergency Management Act

FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping & Monitoring Program
g/m3	Micrograms Per Cubic Meter
GMZs	Groundwater Management Zones
gpd/ac	Gallons-Per-Day Per Acre
HAP	Hazardous Air Pollutants
HFCs	Hydroflourocarbons
HRA	Health Risk Assessment
ITE	Institute of Transportation Engineers
kW	Kilowatt
KWh	Kilowatt Hours
Leq	Equivalent Energy Level
LID	Low Impact Development
LOS	Level of Service
LST	Localized Significance Thresholds
MBTA	Migratory Bird Treaty Act
MGD	Million Gallons Per Day
MLD	Most Likely Descendent
MM	Mitigation Measure
MMT	Million Metric Tons
MPH	Miles Per Hour
MTCO _{2e}	Metric Tons of Carbon Dioxide Equivalent
MWh	Megawatt-Hour
N ₂ O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NO ₂	Nitrogen Dioxide
NOA	Naturally Occurring Asbestos
NOAA	National Oceanic and Atmospheric Administration
NOP	Notice of Preparation
NO _x	Oxides of Nitrogen
NPDES	National Pollution Discharge Elimination System
O ₃	Ozone
Pb	Lead
PM	Particulate Matter
PM _{2.5}	Fine Particulate Matter
PM ₁₀	Respirable Particulate Matter
PPV	Peak Particle Velocity
PRC	Public Resources Code
PVC	Polyvinyl Chloride
PV	Photovoltaic
ROG	Reactive Organic Gases
ROW	Right-of-Way
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCG	Southern California Gas Company
SF ₆	Sulfur Hexafluoride
SO ₂	Sulfur Dioxide
SO _x	Oxides of Sulfur
SO ₂	Sulphur Dioxide
SO _x	Sulphur Oxides
Sq. Ft.	Square Feet
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board

TCP	Traffic Control Plan
TCR	Tribal Cultural Resource
UBC	Uniform Building Code
U.S.	United States
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound



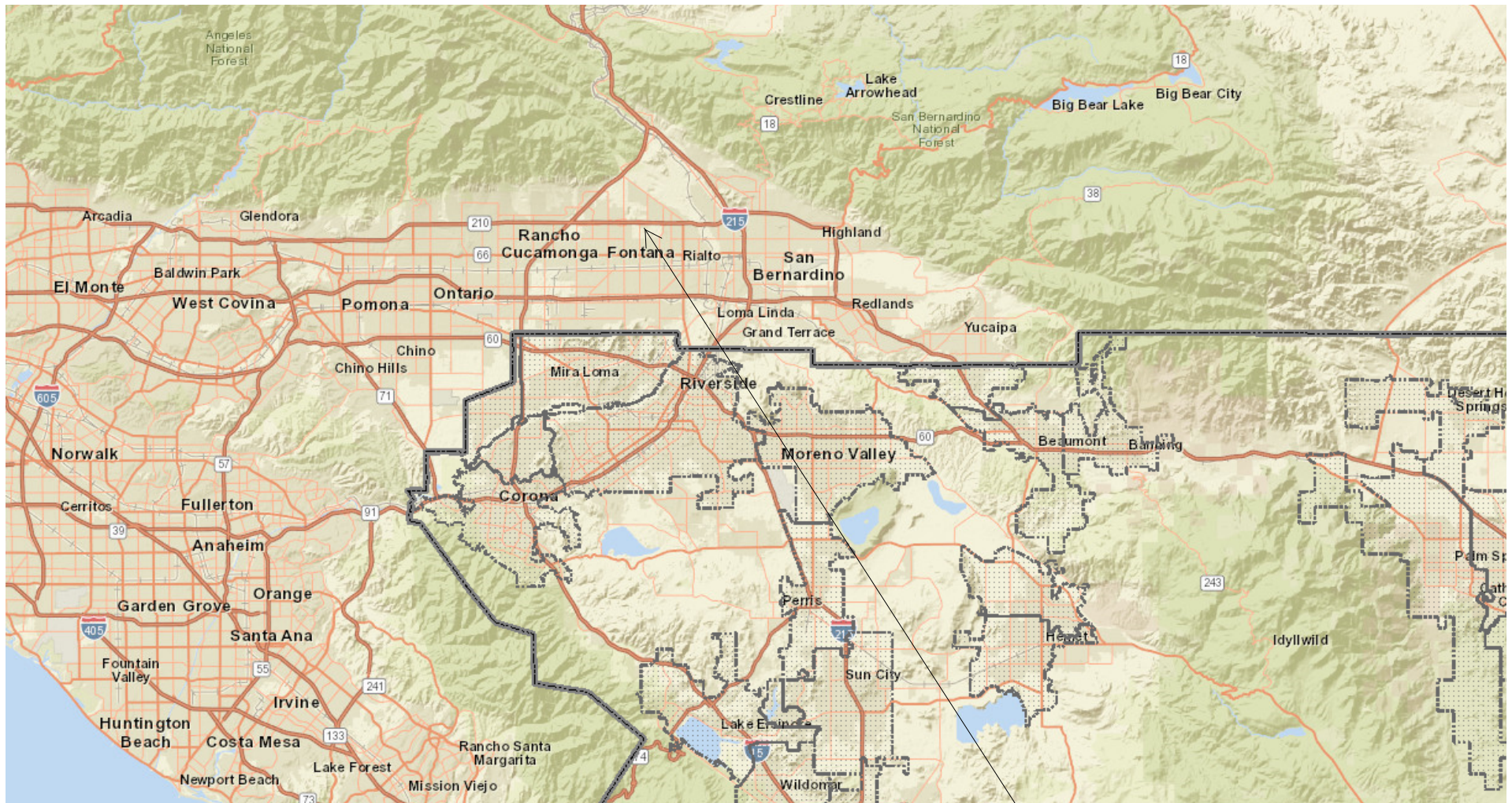
CITY OF RIALTO

I. CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Master Case (MC) 2019-0058; Conditional Development Permit (CDP) No. 2021-0003; CDP No. 2021-0024; Precise Plan of Design No. 2021-0004; and Environmental Assessment Review (EAR) No. 2020-0020 – “Alder Renaissance Project”
2. **Lead Agency Name and Address:** City of Rialto, Development Services Department, 150 S. Palm Avenue, Rialto, CA 92376
3. **Contact Person and Phone Number:** Daniel Casey, 909-820-2525
4. **Project Location:** The Project site is located at the southeast corner of Renaissance Parkway and Alder Avenue in the City of Rialto, County of San Bernardino. The Project site is located within the Renaissance Specific Plan area and the land use designation for the site is Commercial. Reference **Figure 1, Regional Location Map**, and **Figure 2, Vicinity Map**.
 - A. **Total Project Area:** approximately 4.27 acres
 - B. **Assessor’s Parcel Number(s):** 0240-211-14
 - C. **Section, Township & Range:** USGS 7.5-minute Devore, California quadrangle in Sections 33; Township 1 North; and Range 5 West
 - D. **Elevation:** Approximately 1,496 feet above mean sea level (AMSL)
- 5.A. **Project Applicant/Owners:** J & T Management, Inc.
Jack Kofdarali
139 Radio Road
Corona, CA 92879
- 5.B. **Engineer/Representative:** Gil Zulueta Mendoza Associates, Inc.
6185 Magnolia Avenue, # 129
Riverside, CA 92506
6. **General Plan Land Use Designation(s):** Renaissance Specific Plan, Freeway Commercial (FC). Reference **Figure 3, Existing General Plan Land Use Designations**.
7. **Zoning District(s):** Renaissance Specific Plan, Commercial. Reference **Figure 4, Existing Zoning Classifications**.

This page left intentionally blank for pagination purposes.

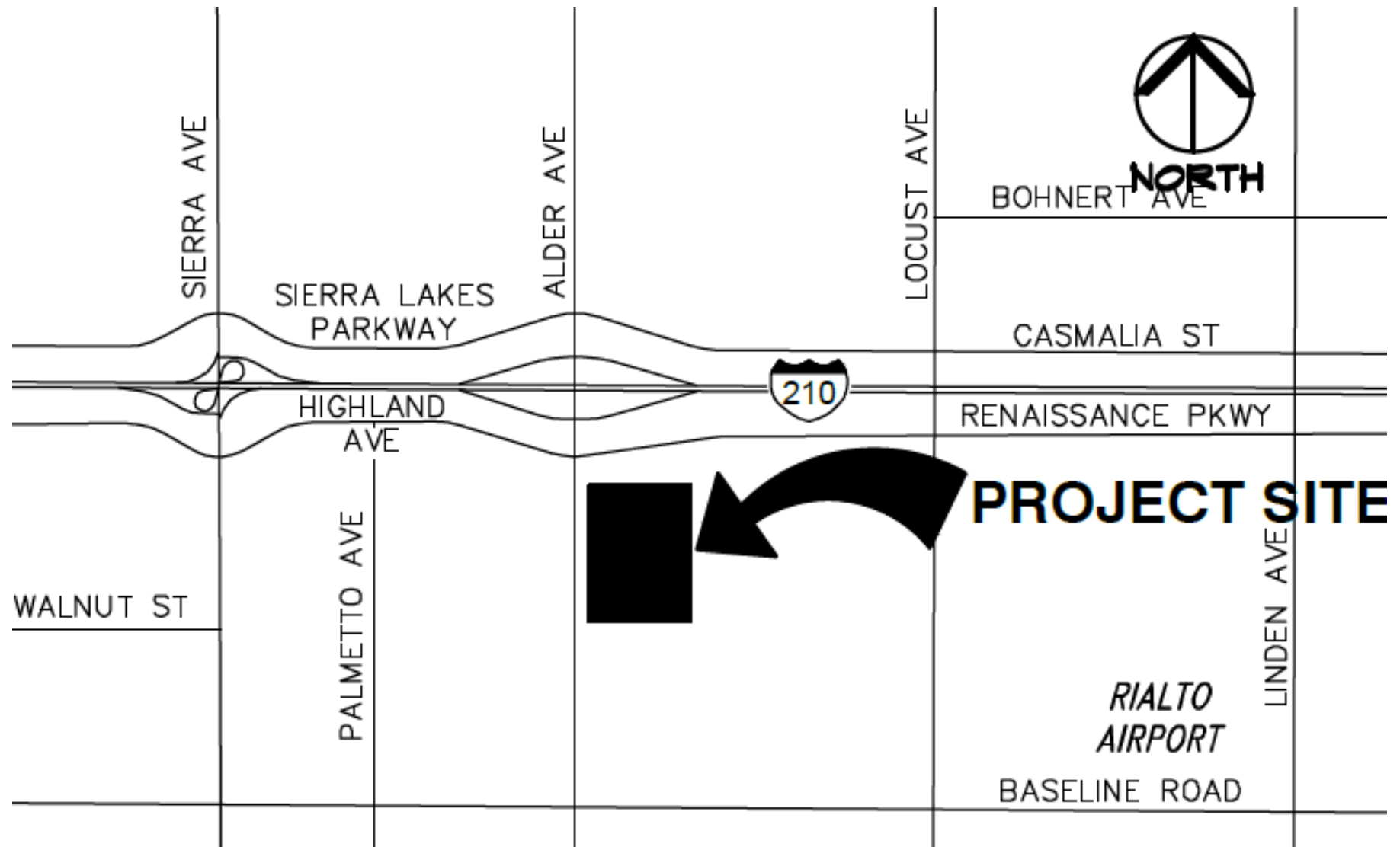
**FIGURE 1
REGIONAL LOCATION MAP**



Source: Map My County – https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

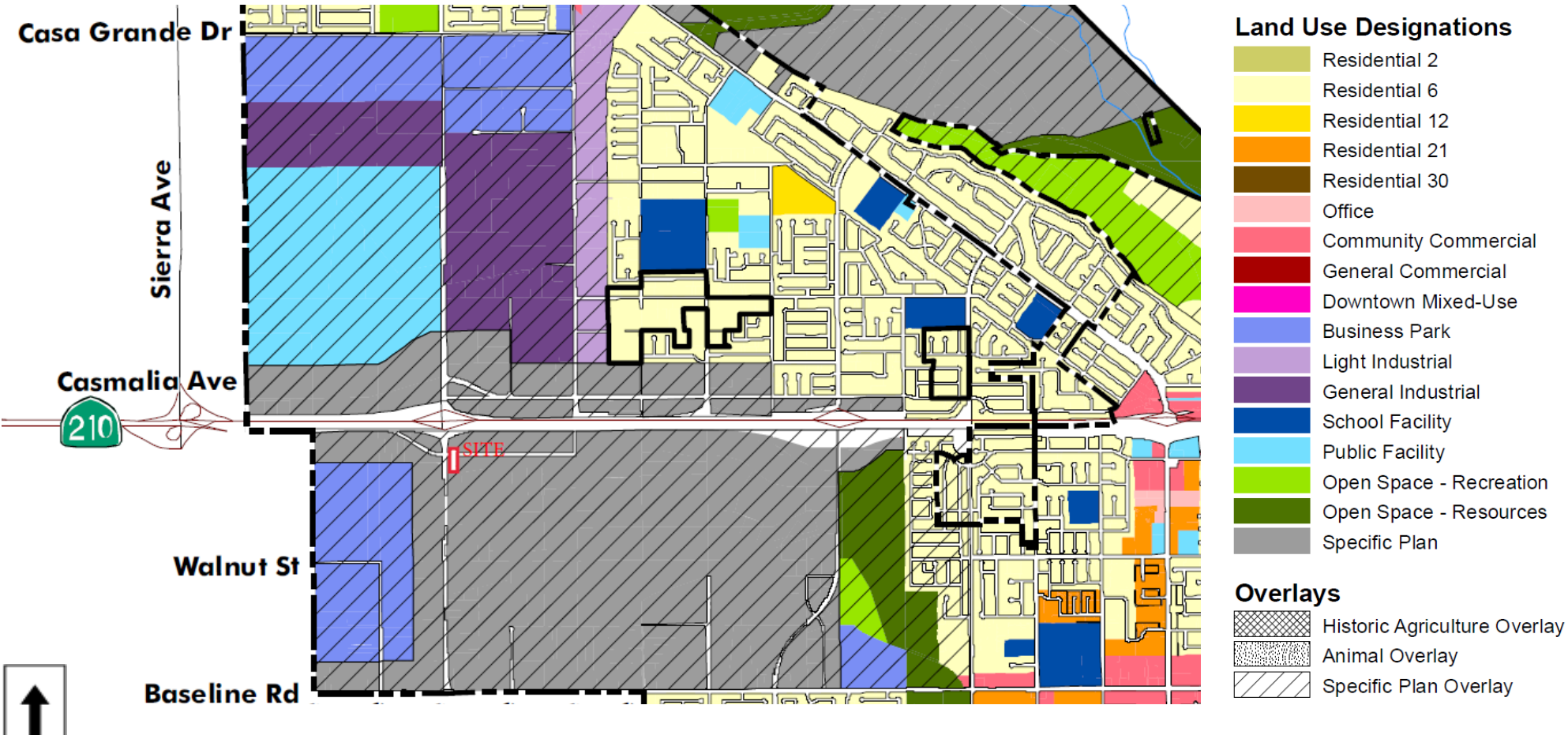
SITE

FIGURE 2
VICINITY MAP



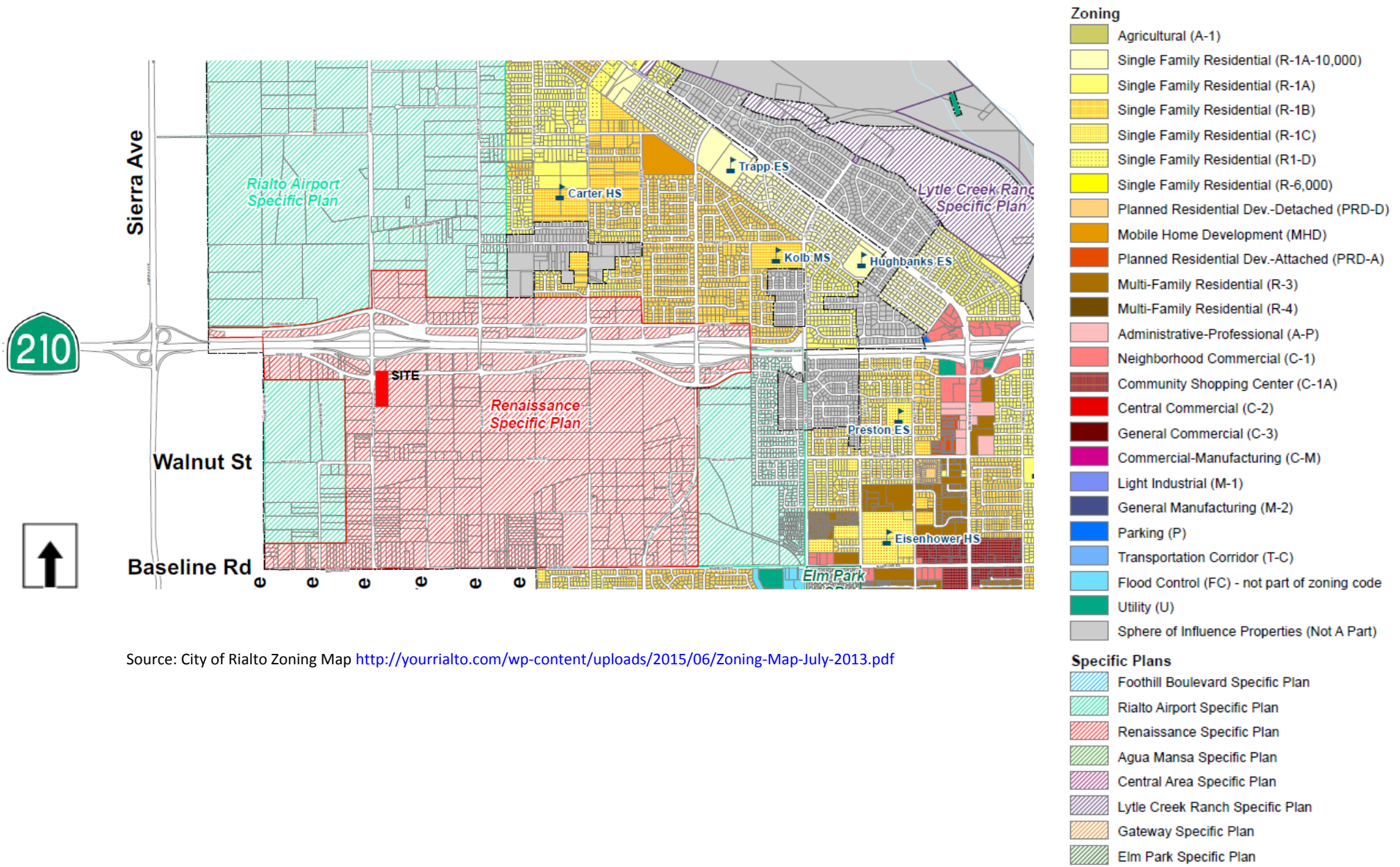
Source: Project Plans – (Appendix D)

**FIGURE 3
EXISTING GENERAL PLAN LAND USE**



Source: City of Rialto General Plan Land Use Map <http://yourrialto.com/wp-content/uploads/2015/06/Land-Use-Map.pdf>

**FIGURE 4
EXISTING ZONING DESIGNATION**



Source: City of Rialto Zoning Map <http://yourrialto.com/wp-content/uploads/2015/06/Zoning-Map-July-2013.pdf>

8. Project Description:

The Project includes the following applications:

- Master Case (MC) 2019-0058
 - Conditional Development Permit No. 2021-0003
 - Conditional Development Permit No. 2021-0024
 - Precise Plan of Design No. 2021-0004
- Environmental Assessment Review (EAR) No. 2020-0020

The Planning Commission approved the original Project and its Initial Study/Mitigated Negative Declaration (IS/MND) on September 30, 2020, based on Environmental Assessment Review (EAR) No. 2019-0060 and consistent with the requirements of the California Environmental Quality Act (CEQA) of 1970 as amended. The following discussion provides more detail on the prior, approved Project and the current, revised Project. Proposed changes are shown in bold, italic text for ease of reference.

MC 2019-0058

Approved Project

The 4.27-acre Project site is located at the southeast corner of Renaissance Parkway and Alder Avenue. The original approved Project (MC 2019-0058) proposed a commercial center with a restaurant/drive-thru, a gas station with convenience store and quick service restaurant space with drive-thru, and a truck filling station, as outlined below:

- Automobile Gas Station with 8 pumps (16 fueling positions) under a 5,324 sq. ft. canopy
- Convenience Store 4,400 sq. ft. – total 7,948 sq. ft. includes:
 - Attached 3,548 total sq. ft. Quick Serve Restaurants with Drive-Thru
- Truck Gas Pumps with 3 pumps (4 fueling positions) under a 1,152 sq. ft. canopy
- 2,542 sq. ft. Fast Food Restaurant with Drive-Thru

Proposed Changes

The applicant proposes to modify the design and reduce the size of the convenience store from 4,400 sq. ft. to 4,138 sq. ft. and proposes a drive-thru car wash in place of the attached Quick Serve Restaurant, as outlined below:

- Automobile Gas Station with 8 pumps (16 fueling positions) under a 5,324 sq. ft. canopy
- Convenience Store ***4,138 sq. ft. (-262 sq. ft.)*** with the following accessory building:
 - Attached ***1,430 total sq. ft. (-2,118 sq. ft.) drive-through car wash (instead of Quick Serve Restaurant with Drive-Thru)***
- Truck Gas Pumps with 3 pumps (4 fueling positions) under a 1,152 sq. ft. canopy
- 2,542 sq. ft. Fast Food Restaurant with Drive-Thru

The City is adding two (2) Conditional Development Permits (CDPs) to address the requested changes in the following ways:

- CDP No. 2021-0003 to specifically address addition of the car wash.
- CDP No. 2021-0024 for the changes to the convenience store and to comply with Rialto Municipal Code (RMC) Section 18.66.060, "Modifications of permitted use", to address the requested changes to an approved project.

These minor changes to the environmental documents are proposed to be addressed in this Addendum to the original IS/MND which is evaluated in EAR No. 2021-0020.

Building Architecture and Materials

Approved Project

There is a common architectural theme throughout the Project. This is reflected in the use of colors, materials, roof elements, massing, detailing, lighting, and architectural elements. Buildings will range in height from 24' to 28' and the canopies for the gas stations will be 19'-6".

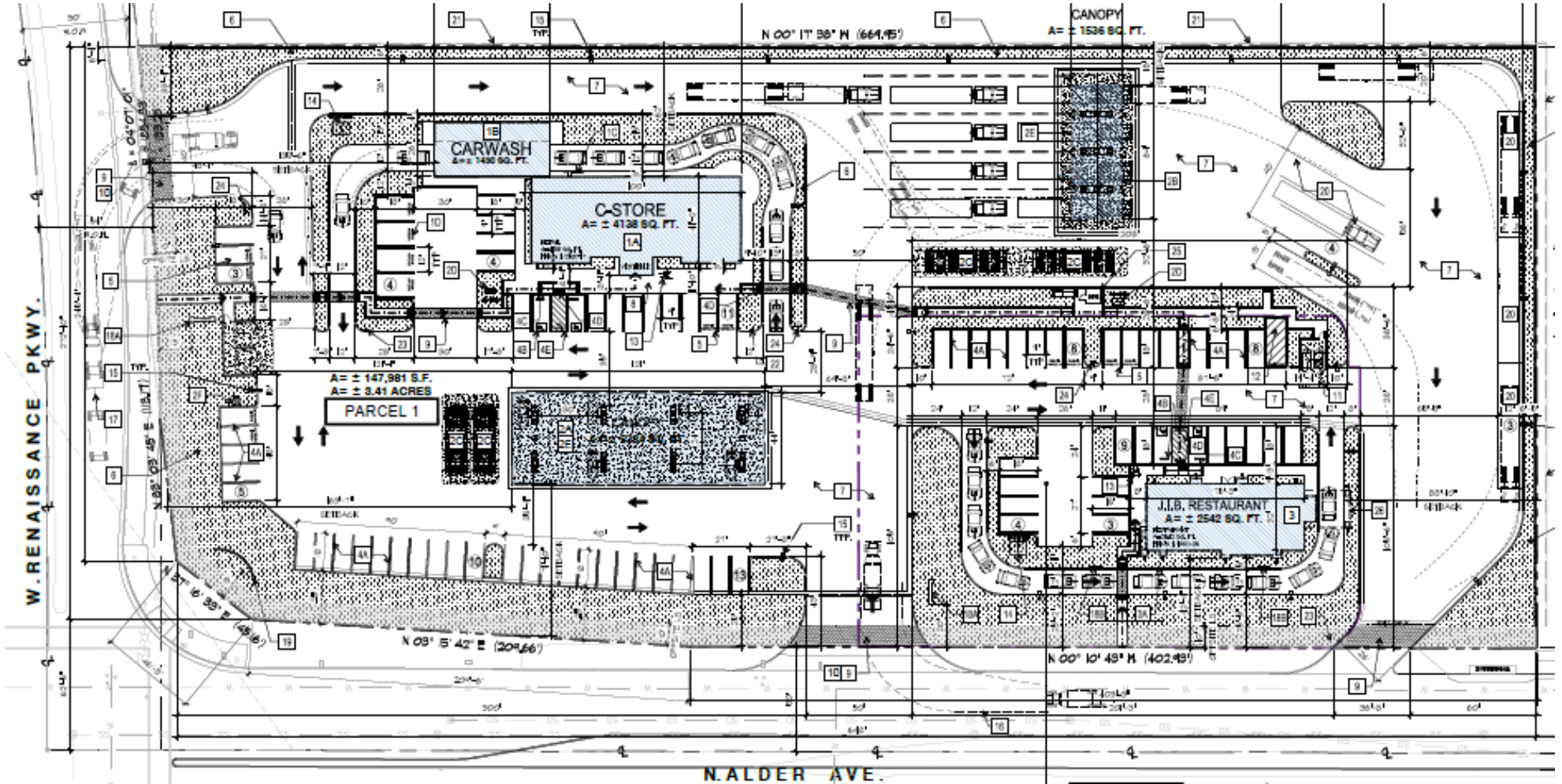
As depicted on the following elevations, the Project will utilize earth tones for base, building, and accent colors. Material will be primarily stucco with fabric awnings and brick and stone veneers. Storefronts will be primarily glass. The design also includes landscaped metal wall trellises.

Proposed Changes

No changes are proposed to the architectural style and the materials to be used. The proposed car wash is designed to match the Approved Project architecture.

Reference **Figure 6A, Elevations (Convenience Store with Car Wash)** and **Figure 6B, Elevations (Restaurant)**.

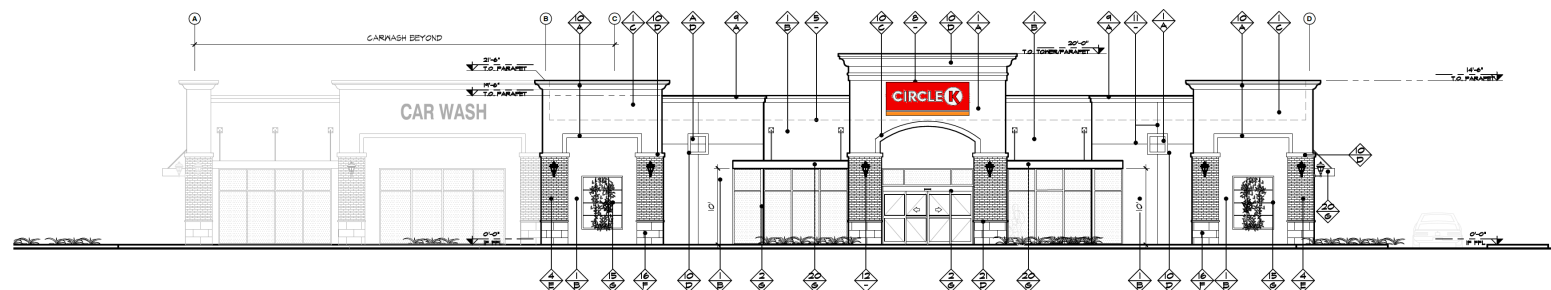
FIGURE 5
SITE PLAN



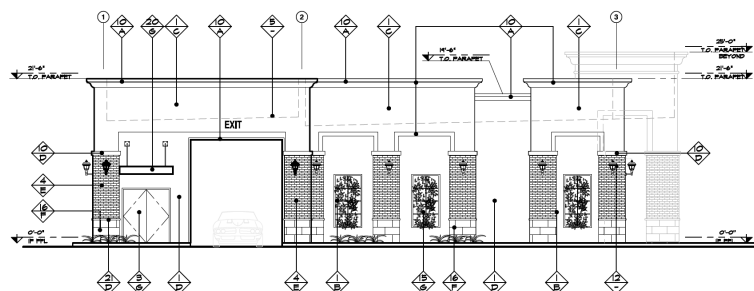
Source: Project Plans – (Appendix D)



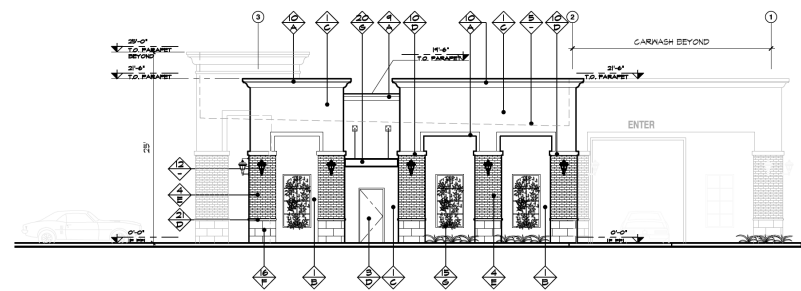
FIGURE 6A **ELEVATIONS (CONVENIENCE STORE WITH CARWASH)**



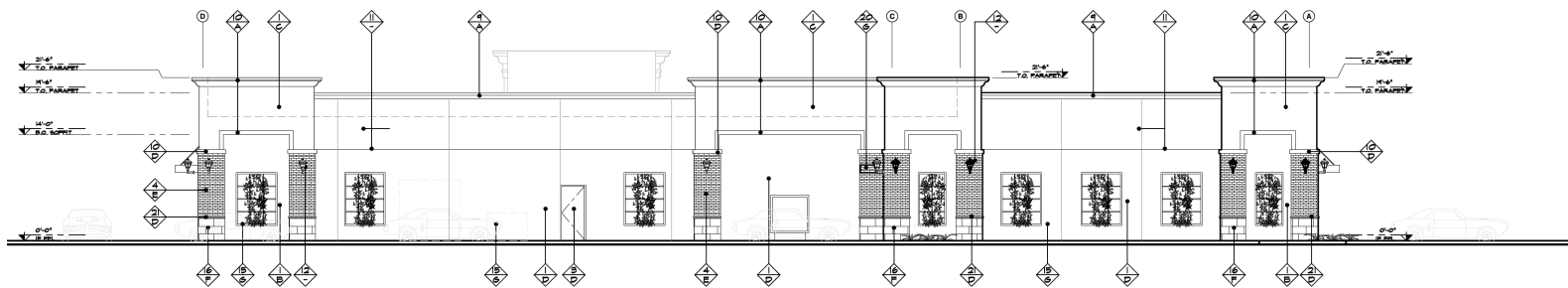
1 WEST ELEVATION @ N. ALDER AVE
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION @ W. RENAISSANCE PKWY
SCALE: 1/8" = 1'-0"

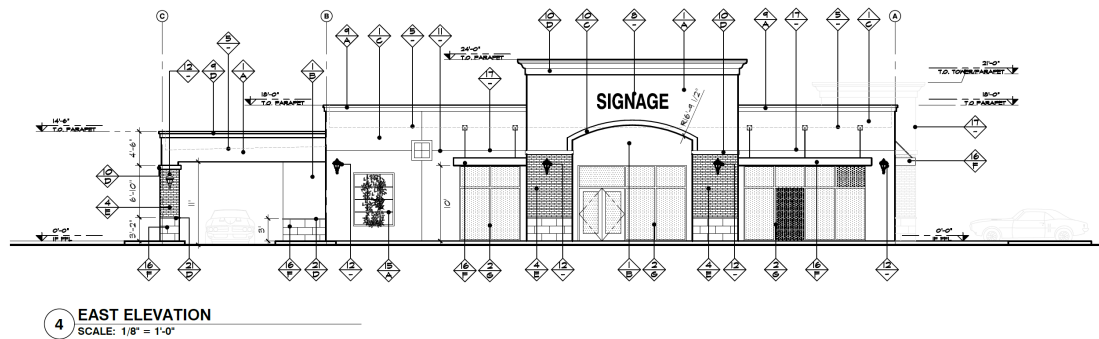
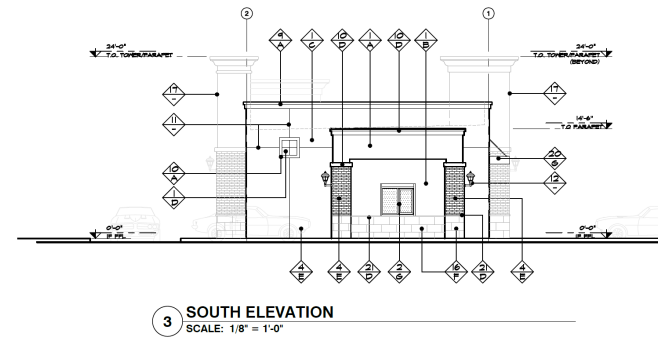


3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Architectural drawing of the West Elevation of the N. Alder Ave. structure. The drawing shows a cross-section of a building with a central arched opening labeled "SIGNAGE". The structure is flanked by two pillars. Dimensions are provided for various parts: 0'-0" to 1'-0" for the base, 1'-0" to 2'-0" for the pillars, 2'-0" to 3'-0" for the arch, and 3'-0" to 4'-0" for the right side. Callouts A through F are used to identify specific features. A scale of 1/8" = 1'-0" is indicated at the bottom left.



This page left intentionally blank for pagination purposes.

Access/Circulation

Approved Project

Site ingress and egress are provided to the site from two (2) driveways off of Alder Avenue (the central, westerly driveway provides ingress/egress, and the southwesterly driveway provides egress only) and one (1) driveway off of Renaissance Parkway (ingress only).

The Project's central drive lane bisects the site and connects the westerly and northerly access points. Additional drive lanes will provide access throughout the site. Pedestrian walkways are provided throughout the site. Reference **Figure 5, Site Plan**.

Proposed Changes

No changes are proposed to access and circulation.

Landscaping

Approved Project

The Project will provide approximately 38,999 sq. ft. of landscape coverage or 21% the Project site.

Proposed Changes

The Project will provide approximately **40,791** sq. ft. of landscape coverage or **22%** the Project site. All Project landscaping is subject to the requirements of the City of Rialto Municipal Code. Reference **Figure 7, Landscape Plan**.

Grading

Approved Project

The Project rough grading will involve approximately 2,890 cubic yards (CY) of cut and 3,778 CY of fill. Lot spoil dirt from building foundations, wall footings, driveways, and utilities will generate approximately 888 CY of import.

Proposed Changes

The Project rough grading will involve approximately 2,890 cubic yards (CY) of cut and **4,726** CY of fill. Lot spoil dirt from building foundations, wall footings, driveways, and utilities will generate approximately **1,386** CY of import.

When graded, the Project will range in elevation from a high of 1,502 at Renaissance right of way and to a low elevation of 1,489 to the southern side of Project site. The average cut depth is 0' - 1.19' to facilitate the development of the Project. In order to accomplish this, onsite grades generated by the proposed Project will be collected and conveyed using a combination of surface flow, inlets, and sub-surface storm drains to proposed underground infiltration chamber. A catch basin filter insert is included as pre-treatment prior to discharging into the underground basin. Ultimately, flows will discharge to Alder Avenue through a parkway drain.

Off-site grading associated with street improvements for Alder Avenue, will involve minor improvements including to driveway entrances, new curb and gutter (cut or fill thicknesses less than 2') for a graded width of approximately 15'-25' at a length of 614'. Along Renaissance Parkway, will involve minor grading to include one driveway entrance (cut or fill thicknesses less than 2') for a graded width of approximately 17' at a length of 117'. Overall earthwork volume is estimated to be 498 CY import, which will also be trucked in.

Reference **Figure 8, Grading Plan.**

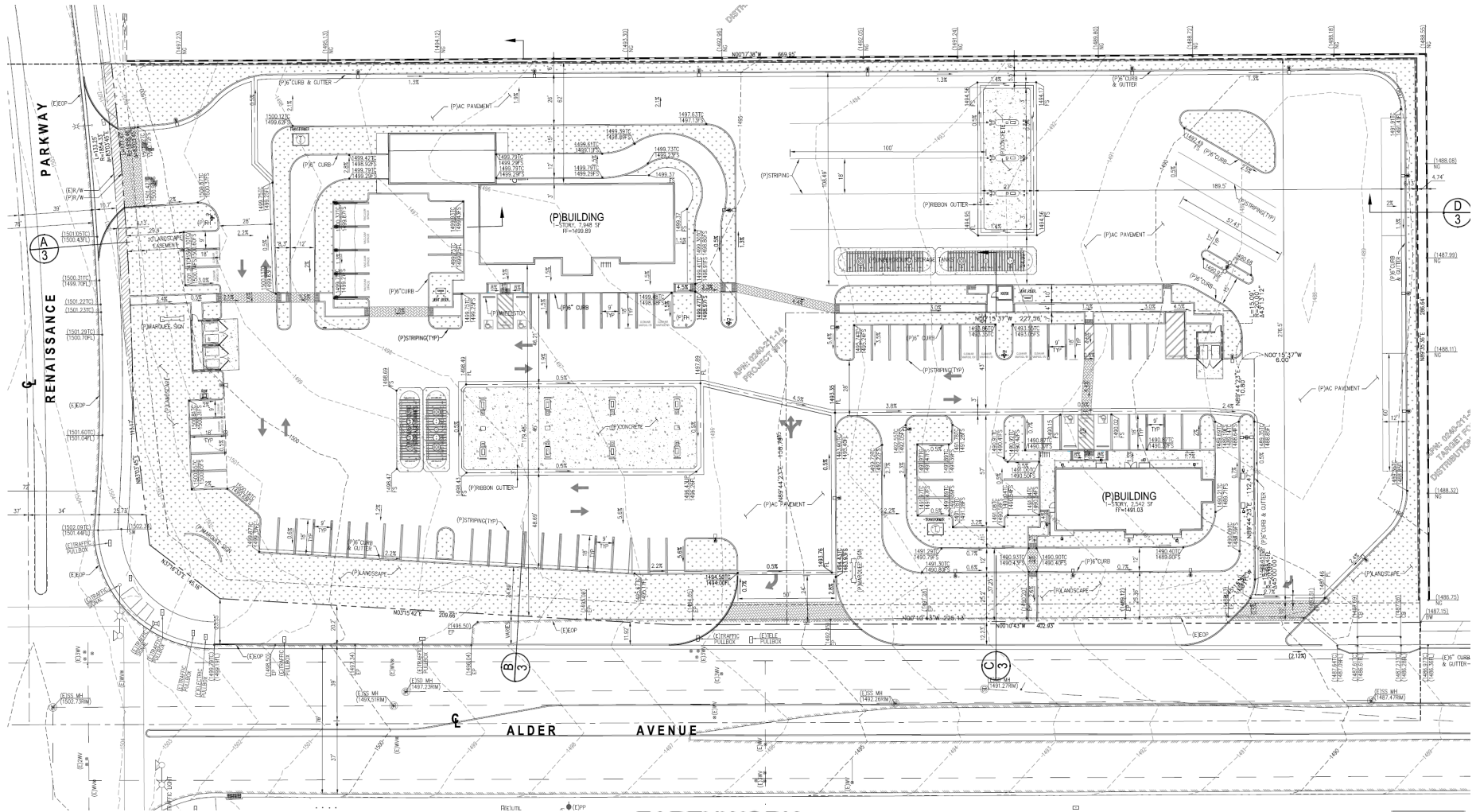
**FIGURE 7
LANDSCAPE PLAN**



Source: Project Plans – (Appendix D)



**FIGURE 8
GRADING PLAN**



Source: Project Plans – (Appendix D)

EARTHWORK:

CUT:	2,980 CY
FILL:	4,726 CY
IMPORT:	1,386 CY

Drainage and Water Quality

Approved Project

The onsite Project area consists of one tributary area for the entire site. In the WQMP, the entire site consists of one Drainage Management Area (DMA) for sizing of water quality treatment facilities. Onsite flows generated by the proposed Project will be collected and conveyed using a combination of surface flow, inlets, and sub-surface storm drains to proposed underground infiltration chamber. A catch basin filter insert is included as pre-treatment prior to discharging into the underground basin. Ultimately, flows will discharge to Alder Avenue through a parkway drain.

The Project includes minor off site improvement involving a new curb and gutter along the frontage on Alder Avenue and three (3) driveways (two on Alder Avenue, one on Renaissance Parkway).

Reference Section 10, Hydrology and Water Quality, for a more detailed analysis.

Proposed Changes

No changes are proposed to drainage and water quality.

9. SCOPE OF ENVIRONMENTAL ANALYSIS

The proposed Project differs slightly from the project approved by the MND. Modifications to the site plan include the elimination of the quick serve restaurants within the convenience store, as well as the introduction of a drive-through car wash facility, among other minor changes to the orientation of the parking lot and drive aisles. Elimination of the quick service restaurant will incrementally reduce traffic, air pollutants, and noise generated by the facility. This Initial Study Addendum will evaluate the Modified Project to determine if any of its environmental impacts differ significantly from those previously analyzed in the Initial Study for the MND.

The City of Rialto prepared this proposed Project's Initial Study (IS) Checklist as suggested by State California Environmental Quality Act (CEQA) Guidelines Section 15063(d)(3), *Initial Study*. The State CEQA Guidelines include a suggested checklist to indicate whether the conditions set forth in State CEQA Guidelines Section 15162, which would require a subsequent Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND), are met and whether there would be new significant impacts resulting from the Project not examined in the prior adopted MND. The checklist is found in Section V, *Evaluation of Environmental Impacts*, of this IS/Addendum. Following the checklist is an explanation and discussion of each answer on the form.

There are four (4) possible responses to each of the environmental issues included on the checklist:

- **New Significant Impact.** This response is used to indicate when the Project has changed to such an extent that major revisions of the prior adopted MND are required due to the presence of new significant environmental effects.
- **More Severe Impacts.** This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions of the prior adopted MND are required due to the fact that the severity of

previously identified significant effects would substantially increase.

- **New Ability to Substantially Reduce Significant Impact.** This response is used to indicate when 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 prior adopted MND was adopted, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project, but the Project proponent declines to adopt the mitigation measure(s) or alternative.
- **No Substantial Change from Previous Analysis.** This response is used to indicate when the prior adopted MND determined an environmental impact to not occur or to be less than significant, and the proposed Project would not create a new impact or substantially increase the severity of the previously identified environmental impact.

The IS Checklist and accompanying explanation of checklist responses (see Section V, *Evaluation of Environmental Impacts* of this IS/Addendum) provide the information and analysis necessary to assess relative environmental impacts of the current Project in the context of environmental impacts addressed in the prior adopted MND. In doing so, the City will determine the extent of additional environmental review, if any, for the proposed Project.

10. INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on the incorporation by reference of the prior adopted MND and technical studies that have been prepared for the proposed Project.

Incorporation by reference is a procedure for reducing the size of CEQA compliance documents and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the Project itself. This procedure is particularly useful when a CEQA compliance document relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If a CEQA compliance document relies on information from a supporting study that is available to the public, the CEQA compliance document cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]).

This document incorporates by reference the document from which it is tiered, the prior adopted MND, adopted September 30, 2020. When a CEQA compliance document incorporates a document by reference, the incorporation must comply with State CEQA Guidelines Section 15150, *Incorporation by Reference*, as follows:

- The incorporated document must be available to the public or be a matter of public record (State CEQA Guidelines Section 15150[a]). The prior adopted Mitigated Negative Declaration shall be made available, along with this IS/Addendum, at the City of Rialto, Development Services Department, 150 S. Palm Avenue, Rialto, CA 92376, 909.820.2525.
- This document must be available for inspection by the public at an office of the lead agency (State CEQA Guidelines Section 15150[b]). This document is available at the City of Rialto, Development Services Department, 150 S. Palm Avenue, Rialto, CA 92376, 909.820.2525.

- This document must summarize the portion of the document being incorporated by reference or briefly describe the information that cannot be summarized. Furthermore, this document must describe the relationship between the incorporated information and the analysis in the prior adopted Mitigated Negative Declaration. As discussed above in Section 1.1, *Introduction*, the prior adopted Mitigated Negative Declaration provides background and inventory information and data which apply to the Project site. Incorporated information and/or data will be cited in the appropriate sections.

The material to be incorporated in this document will include general background information (State CEQA Guidelines Section 15150[f]).

10. Public Services, Utilities and Service Systems

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service System providers are as follows:

Electricity:	Southern California Edison
Water:	Rialto Water Services / West Valley Water District
Sewer:	Rialto Water Services
Cable:	Time Warner or AT&T Uverse
Gas:	Southern California Gas
Telephone:	AT&T
School:	Rialto Unified School District
Police:	Rialto Police Department
Fire:	Rialto Fire Department

11. Surrounding Land Uses & Environmental Setting

The Project site is located in the City of Rialto, County of San Bernardino, State of California. Reference **Figure 1, *Regional Location Map***, and **Figure 2, *Vicinity Map***.

The Project site consists of a generally flat topography with an elevation range of approximately 1,490 feet and 1,505 feet AMSL. The 4.47-acre Project area is generally rectangular in shape and entirely undeveloped, but the ground surface has evidently undergone some disturbance during past construction activities on adjacent land. There is evidence that the property has been disked in the past, most recently along the perimeters, where most of the vegetation has been removed. Elsewhere on the property, the remaining vegetation includes buckwheat, foxtails, wild mustard, stinging meadow, datura, and other small grasses and shrubs.

Land uses surrounding the site include both vacant and developed land zoned for commercial, business, utility, and employment uses, per the Renaissance Specific Plan. Reference **Table 1, *Surrounding Land Uses***, and **Figure 9, *Aerial Photo***.

**Table 1
Surrounding Land Uses**

Description	On-Site	North	South	East	West
General Plan	Renaissance Specific Plan	Renaissance Specific Plan	Renaissance Specific Plan	Renaissance Specific Plan	Renaissance Specific Plan
Zoning	Renaissance Specific Plan – PA 21; Freeway Commercial	Renaissance Specific Plan – PA 18: Freeway Commercial	Renaissance Specific Plan – PA 23a: – Employment	Renaissance Specific Plan – PA 23a: Employment	Renaissance Specific Plan – PAs 12 & 13: – Utilities/Public Facilities and Employment
Current Land Use	Vacant	Vacant	Target – Distribution Center	Target – Distribution Center	Public Facilities / Vacant

**FIGURE 9
AERIAL PHOTO**



Source: Google Maps - <https://www.google.com/maps>

This page left intentionally blank for pagination purposes.

12. Required City of Rialto approvals, and other public agencies whose approval is required.

Required approvals from the City of Rialto shall include, but not be limited to:

- Entitlements
- Statewide General Construction Permit
- Grading Permit
- Encroachment Permit
- Building Permits

Other public agencies whose approval may be required:

- South Coast Air Quality Management District
- Rialto Water Services
- West Valley Water District
- San Bernardino County Transportation Department
- Department of Environmental Health
- Regional Water Quality Control Board, Santa Ana Region
- Caltrans

This page left intentionally blank for pagination purposes.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project, described in this document, have been made or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed Project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed Project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed Project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed Project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed Project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input checked="" type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified Mitigated Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the Project in the changed situation; therefore a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the Project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial

increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the Project is undertaken which will require major revisions of the previous EIR or negative declaration 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 or the negative declaration was adopted, shows any 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 shown in the previous EIR or negative declaration;(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 proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the Project on the environment, but the Project proponents decline to adopt the mitigation measures or alternatives.

Daniel Casey

Date

Signature

V. EVALUATION OF ENVIRONMENTAL IMPACTS

1. AESTHETICS.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*); and Project Plans, 3-2021 (**Appendix D**).

Analysis of Project Effect and Determination of Significance:

Except as provided in Public Resources Code Section 21099, would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Have a substantial adverse effect on a scenic vista?				X

No Substantial Change from Previous Analysis - No Impact

Consistent with Section 1.a) of the *Prior MND*, the Project site is not considered to be within or to comprise a portion of a scenic vista. The proposed Project will comply with the development standards for building height and setback requirements as indicated in the Renaissance Specific Plan. Development of the vacant site with the proposed development, parking features, landscaping elements, will have no effect on a scenic vista. There is no substantial change from the previous analysis. The proposed Project will not result in any impacts to a view of a scenic vista.

Except as provided in Public Resources Code Section 21099, would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X

No Substantial Change from Previous Analysis - No Impact

Consistent with Section 1.b) of the *Prior MND*, the proposed Project site is not located next to a State Scenic Highway. In addition, the City General Plan does not identify or designate any potential or existing scenic routes in this portion of the City.

There are no trees or rock outcroppings resources on the Project site. There are no historic buildings, per the California Office of Historic Preservation (OHP) on the Project site.

Therefore, no impacts to scenic resources within view from a state scenic highway will occur.

There is no substantial change from the previous analysis.

Except as provided in Public Resources Code Section 21099, would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

Consistent with Section 1.c) of the *Prior MND*, all buildings will be consistent with City of Rialto design and building height requirements and limitations as contained in the Renaissance Specific Plan. The proposed Project will change the visual character of the Project site by adding structures and landscaping; however, the development will blend with the urban characteristics of the adjacent development (existing and proposed). The proposed Project does not include construction of high-rise facilities that would significantly impede potential scenic viewpoints. There is no substantial change from the previous analysis. With incorporation of these design features, the Project will have less than significant impacts on the visual character of the site and its surroundings and will not conflict with applicable zoning and other regulations governing scenic quality.

Except as provided in Public Resources Code Section 21099, would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

Construction

Consistent with Section 1.d) of the *Prior MND*, new lighting sources will be created from additional sources of light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. Workers either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. These impacts will be temporary, of short-duration, and will cease when Project construction is completed. For these reasons, and because there are limited numbers of construction workers, these impacts are considered less than significant.

Operations

While in operation, the proposed Project will comply with the City of Rialto municipal Code 18.61.140 for design guidelines for lighting. Lighting specifications will be prepared and will be designed to show minimum glare/impact to nearby uses from the Project site. Reference **Standard Condition SC-AES-1** from the *Prior MND*. The Project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. There is no substantial change from the previous analysis. Any impacts will be less than significant.

Standard Conditions and Requirements

SC-AES-1 The Project shall comply with Chapter 18.61.140 of the Rialto Municipal Code (Lighting).

This standard condition was imposed on the original Project and is still applicable to the Modified Project.

Mitigation Measures

No mitigation measures are required.

2. AGRICULTURE AND FORESTRY RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Analysis of Project Effect and Determination of Significance:

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

No Substantial Change from Previous Analysis – No Impact

Consistent with Section 2.a) of the *Prior MND*, there is no Prime Farmland or Farmland of Statewide Importance within the *Renaissance Specific Plan*. The Project site is currently vacant and is located within Planning Area 21 (PA21) of the *Renaissance Specific Plan*. PA21 has a Freeway Commercial (FC) Land Use Designation.

Based on this information, the Project will not 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. There is no substantial change from the previous analysis. No impacts will occur.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

No Substantial Change from Previous Analysis – No Impact

Consistent with Section 2.b) of the *Prior MND*, no portion of the *Renaissance Specific Plan* is designated as Protected Resource Land, and no portion of the *Renaissance Specific Plan* is under the Williamson Act contract. The Project site is currently vacant and is located within PA21 of the *Renaissance Specific Plan*. PA21 has a Freeway Commercial (FC) Land Use Designation.

Therefore, the Project will not conflict with existing zoning for agricultural use, or a Williamson Act contract. There is no substantial change from the previous analysis. No impacts will occur.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined in Government Code section 51104(g))?				X

No Substantial Change from Previous Analysis – No Impact

Consistent with Section 2.c) of the *Prior MND*, the Project site and surrounding properties are not currently being defined, managed, or used as forest land as identified in Public Resources Code Section 12220(g). There is no substantial change from the previous analysis. No impacts will occur.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

No Substantial Change from Previous Analysis – No Impact

As discussed in Section 2.c in this Initial Study as well as in Section 2.c of the *Prior MND*, there is no forest land on the Project site. Therefore, there will be no loss of forest land or conversion of forest land to non-forest use as a result of the Project. There is no substantial change from the previous analysis. No impacts will occur.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

No Substantial Change from Previous Analysis - No Impact

Consistent with Section 2.e) of the *Prior MND*, there are no other changes in the existing environment, which, due to their location or nature, could result in conversion of *forest land to non-forest use* (other than those discussed in Thresholds 2.a and 2.b). There is no substantial change from the previous analysis. No impacts will occur.

Standard Conditions and Requirements

None are required.

Mitigation Measures

No mitigation measures are required.

3. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (Prior MND, **Appendix A**); Rialto Center and Gas Station Traffic, VMT, Noise, Air Quality, Greenhouse Gas, and Energy Study Supplemental Memorandum Letter, City of Rialto, prepared by RK Engineering Group, Inc., December 29, 2020 (Supplemental Memo, **Appendix B**); and Project Plans, 3-2021 (**Appendix D**).*

Analysis of Project Effect and Determination of Significance:

Note: Any tables or figures in this section are from the *Prior MND* and/or *Supplemental Memo*, unless otherwise noted.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Conflict with or obstruct implementation of the applicable air quality plan?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 3.a) of the *Prior MND*, the Project was found to be consistent with the SCAQMD Air Quality Management Plan (AQMP). According to the *Supplemental Memo* the revisions to the Project actually reduce the impacts from a traffic and air quality perspective. Therefore, the Project is still considered consistent with the AQMP. Accordingly, there have been no changes in consistency with air quality plans since the adoption of the previous MND.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 3.b) of the *Prior MND*, the approved Project consisted of constructing and operating a 16 fueling position gas station with a 4,400 square foot convenience market with 3,548 sq. ft. quick serve restaurant/drive thru, and 3 truck gas pumps (4 fueling positions). The Project will also include one (1) 2,543 square foot free standing fast food restaurant with drive-

thru. A total of 95 surface parking stalls will be provided on-site. Modifications to the site plan include the elimination of the quick serve restaurants within the convenience store, as well as the introduction of a drive-through car wash facility, among other minor changes to the orientation of the parking lot and drive aisles. It should be noted that the elimination of the quick service restaurant causes a reduction of traffic generated by this facility. In turn, the reduction of traffic causes a lessening of air quality impacts.

The *Prior MND* for this Project concluded that impacts to air quality would be less than significant. Since this Project reduces impacts from those already found less than significant, no further impacts are anticipated.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Expose sensitive receptors to substantial pollutant concentrations?				X

No Substantial Change from Previous Analysis – Less Than Significant Impact

Overview

As was discussed in Section 3.c) of the *Prior MND*, sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools (etc.).

There are no sensitive receptors located within the immediate vicinity of the Project site. The nearest sensitive land uses are considered the residential uses located approximately 2,750 feet to the west.

Localized Construction Analysis Modeling Parameters

CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. The *AQ/GHG Analysis* identified the following parameters in the Project design or applicable mitigation measures in order to compare CalEEMod reported emissions against the localized significance threshold lookup tables:

1. The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
2. The maximum number of acres disturbed on the peak day.
3. Any emission control devices added onto off-road equipment.
4. Specific dust suppression techniques used on the day of construction activity with maximum emissions.

Localized Significance Thresholds

Air quality emissions are analyzed using the SCAQMD's Mass Rate Localized Significant Threshold (LST) Look-up Tables. **Table 3-1, SCAQMD Localized Significance Thresholds**, lists the LSTs used to determine whether a Project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a Project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 34 – Central San Bernardino Valley.

The nearest existing sensitive receptors are residential uses located at least 2,750 feet (838 meters) to the west of the Project site. At this distance the Project is not expected to cause significant localized impacts to the nearest surrounding sensitive receptors. However, to be conservative, localized impacts are analyzed based on SCAQMD's 50-meter thresholds for construction or operational activity.

The daily disturbance area is calculated to be 3.5 acres, however LST thresholds are only based on 1, 2 and 5-acre sites. In order to be conservative, LST thresholds based on the more stringent 2-acre site thresholds.

Table 3-1
SCAQMD Localized Significance Thresholds¹

Pollutant	Construction (lbs./day)	Operational (lbs./day)
NO _x	200.0	200.0
CO	1,463.0	1463.0
PM ₁₀	22.0	6.0
PM _{2.5}	6.0	2.0

1 Source: SCAQMD Mass Rate Localized Significance Thresholds for a 2 acre site in SRA-34 at 50 meters.

Localized Construction Emissions

Table 3-2, Localized Construction Emissions, illustrates the unmitigated construction of the originally approved Project related localized emissions and compares the results to SCAQMD LST thresholds. As shown in **Table 3-2**, the emissions will be below the SCAQMD thresholds of significance for localized construction emissions. The Project must follow all SCAQMD rules and requirements with regards to fugitive dust control, as well as other construction related emissions, as contained in **Project Design Features AQ/GHG-DF-1** through **AQ/GHG-DF-11**. Compliance with **Project Design Features AQ/GHG-DF-1** through **AQ/GHG-DF-11** are considered standard requirements and are not considered unique mitigation under CEQA. The Project's short-term construction impact to localized air resources is less than significant.

**Table 3-2
Localized Construction Emissions**

Maximum Daily Emissions (lbs./day)¹				
Activity	NO_x	CO	PM₁₀	PM_{2.5}
On-site Emissions	42.42	21.51	9.11	5.82
SCAQMD Construction Threshold ²	200.0	1,463.0	22.0	6.0
Exceeds Threshold (?)	No	No	No	No

¹ Maximum daily emissions during summer or winter; includes on-site Project emissions only.

² Reference 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation. SRA 34, – Central San Bernardino Valley, 2-acre site, receptor distance of 50 meters.

There are no new impacts that have arisen from the modifications proposed on the project that would create an exceedance of the SCAQMD thresholds. The *Supplemental Memo* concluded that “The overall intensity of the Modified Project has been reduced compared to the previously analyzed Project.” In particular, the amount of construction for the convenience store has been reduced from 7,948 square feet to 5,560 square feet – a reduction of 2,388 square feet (30%). Therefore, it is logical to assume that pollutants emitted from construction will be reduced by 30%. Since emissions were already below the threshold of significance, impacts are still considered less than significant.

Naturally Occurring Asbestos

Based on the California Division of Mines and Geology General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, naturally occurring asbestos, found in serpentine and ultramafic rock, has not been shown to occur within in the vicinity of the Project site. However, in the event asbestos is found on the site, the Project will be required to comply with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) Asbestos Program. An Asbestos NESHAP Notification Form shall be completed and submitted to the California Air Resources Board immediately upon discovery of the contaminant. The Project will be required to follow NESHAP standards for emissions control during site renovation, waste transport and waste disposal. A person certified in asbestos removal procedures will be required to supervise on-site activities. By following the required asbestos abatement protocols, the Project impact is less than significant. These protocols are not considered unique mitigation under CEQA.

Construction Traffic

Construction traffic is evaluated with regards to air quality and greenhouse gas related emissions. Construction traffic is expected to be heaviest during the grading phase. CalEEMod estimates emission levels during all phases of construction related to both on-road and off-road mobile sources. Emission levels associated with on-site and off-site construction traffic will be below the applicable thresholds set forth by the State of California and the SCAQMD. The Project impact is considered less than significant.

Diesel Particulate Matter - Construction

The greatest potential for toxic air contaminant emissions from the construction of the Project would be related to diesel particulate matter (DPM) emissions associated with heavy diesel equipment. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk.” “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology.

Given the short-term construction schedule and the proximity of the site being located over 800 meters away from the nearest sensitive receptors, the proposed Project’s construction activity is not expected to be a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. It should be noted, however, that a quantified health risk assessment has not been performed for this Project.

In September 2000, the CARB adopted the Diesel Risk Reduction Plan, which recommends several control measures to reduce the risks associated with diesel particulate matter (DPM). The key elements of the Plan are to clean up existing engines through engine retrofit emission control devices, to adopt stringent standards for new diesel engines, to lower the sulfur content of diesel fuel, and implement advanced technology emission control devices on diesel engines.

In order to ensure the level of DPM exposure is reduced as much as possible, the Project shall implement the best available pollution control strategies to minimize potential health risks as described in **Project Design Features AQ/GHG-DF-1** through **AQ/GHG-DF-11**. Compliance with **Project Design Features AQ/GHG-DF-1** through **AQ/GHG-DF-11** are considered standard requirements, are included as part of the Project’s design features and are not unique mitigation under CEQA.

Localized Operational Emissions

Table 3-3, *Localized Operational Emissions* shows the unmitigated localized operational emissions and compares the results to SCAQMD LST thresholds of significance.

**Table 3-3
Localized Operational Emissions**

Maximum Daily Emissions (lbs./day)¹				
LST Pollutants	NO_x (lbs./day)	CO (lbs./day)	PM₁₀ (lbs./day)	PM_{2.5} (lbs./day)
On-site Emissions ²	2.88	3.65	0.4	0.1
SCAQMD Operation Threshold ³	200.0	1,463.0	6.0	2.0
Exceeds Threshold (?)	No	No	No	No

¹ Maximum daily emissions in summer or winter.

² Mobile source emissions include on-site vehicle emissions only. It is estimated that approximately 5% of mobile emissions will occur on the Project site.

³ Reference 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation. SRA 34, – Central San Bernardino Valley, 2-acre site, receptor distance of 50 meters.

As shown in **Table 3-3**, the emissions will be below the SCAQMD thresholds of significance for localized operational emissions for the originally approved Project. There are no new impacts that have arisen from the modifications proposed on the project that would create an exceedance of the SQAQMD thresholds. The *Supplemental Memo* concluded that “The overall intensity of the Modified Project has been reduced compared to the previously analyzed Project.” In addition, the Project will be required to comply with adherence to **Project Design Features AQ/GHG-DF-12** through **AQ/GHG-DF-15**. Any impacts will be less than significant.

The Project will result in less than significant localized operational emissions impacts.

Carbon Monoxide

The significance of localized Carbon Monoxide (CO) impacts depends on whether ambient CO levels in the vicinity of the Project are above or below federal or state standards. If ambient levels are below the standards, a Project is considered to have a significant impact if Project emissions result in an exceedance of the AAQS. If ambient levels already exceed State or federal standards, Project emissions are considered significant if they increase 1-hour CO concentrations by 1.0 ppm or more or 8-hour CO concentrations by 0.45 ppm or more.

Current CO levels in the SCAB are in attainment of both federal and state standards, and local air quality monitoring data indicates there have not been any localized exceedances of CO over the past three years. Therefore, the Project must not contribute to an exceedance of a federal or state ambient air quality standard.

A CO hot spot is a localized concentration of carbon monoxide (CO) that is above the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm. At the time of the publishing of the 1993 CEQA Air Quality Handbook, the SCAB was designated nonattainment, and Projects were required to perform hot spot analyses to ensure they did not exacerbate an existing problem. Since this time, the SCAB has achieved attainment status and the potential for hot spots caused by vehicular traffic congestion has been greatly reduced. In fact, the SCAQMD AQMP found that peak CO concentrations were primarily the result of unusual meteorological and topographical conditions and not traffic congestion and the 2003 SCAQMD AQMP found that, at four of the busiest intersections in Los Angeles, there were no CO hot spots concentrations.

Additionally, based on the results of the *Rialto Center and Gas Station Traffic Impact Study*, prepared by RK Engineering Group, Inc., 11-22-2019 (**Appendix I** of the *Prior MND*) and the *Supplemental Memo* (**Appendix B**), all nearby study area intersections were shown to operate at level of service D or better with the addition of the Project and mitigation measures. Therefore, the Project would not significantly contribute to the formation of CO Hot Spots in the Project vicinity.

The Project impact to CO Hot Spots is less than significant.

Toxic Air Contaminants – Operations

A Toxic Air Contaminant (TAC) is defined as air pollutants that may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health, and for which there is no concentration that does not present some risk. The primary source of TACs from non-industrial land use development Projects would include diesel particulate matter (DPM) generated from diesel exhaust emissions.

The Project includes a gas station which would emit TACs, including benzene, a known human carcinogen. To reduce the risk of human exposure to TACs from a gas station, the CAPCOA Guidance Document, Health Risk Assessment for Proposed Land Use Projects (July 2009) recommends to "avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater)."

The closest existing sensitive receptors (residential land uses) are located approximately 2,750 feet away from the site. As a result, the Project is not expected to expose sensitive receptors to substantial pollution concentrations from gasoline and diesel fuel vapor.

The Project will also attract heavy-duty trucks which emit diesel particulate matter (DPM), a source of TACs.

According to the SCAQMD CEQA Handbook, any Project that has the potential to expose the public to toxic air contaminants in excess of the following thresholds would be considered to have a significant air quality impact:

- If the Maximum Incremental Cancer Risk is 10 in one million or greater; or
- Toxic air contaminants from the proposed Project would result in a Hazard Index increase of 1 or greater.

Based on the Project's proximity to the nearest residential homes, the Project would not result in significant incremental increases in potential cancer risks to surrounding sensitive receptors.

It should be noted however that a detailed health risk assessment has not been performed for this Project. The Health Risk Assessment Guidance for analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, (Diesel Analysis), prepared by SCAQMD, August 2003, recommends that if the proposed Project is anticipated to create hazardous air pollutants through stationary sources or regular operations of diesel trucks on the Project site, then the proximity of the nearest receptors to the source of the hazardous air pollutants and the toxicity of the hazardous air pollutants should be analyzed through a comprehensive facility-wide health risk assessment (HRA).

Project Design Features AQ/GHG-DF-1 through AQ/GHG-DF-11 are provided to reduce the Project's potential exposure of sensitive receptors to substantial pollutant concentrations. Compliance with **Project Design Features AQ/GHG-DF-1 through AQ/GHG-DF-11** are considered standard requirements, are included as part of the Project's design features, and are not unique mitigation under CEQA.

Health Impacts

The Project is expected to generate significant levels of NO_x that would persist over the life of the Project and exceed the maximum daily emissions limits set by SCAQMD. By exceeding the SCAQMD regional threshold, the impact is considered cumulatively significant and would contribute to ozone formation, a criteria pollutant for which SCAQMD is nonattainment. While the Project would not solely result in the exceedance of an AAQS, potential adverse health impacts associated with increased exposure to pollutant concentrations may occur.

NO_x includes a group of highly reactive gases known as the oxides of nitrogen, and while all of these gases are harmful to human health and the environment, of the greatest concern is Nitrogen Dioxide (NO₂). NO₂ is typically used as the indicator for the larger group of NO_x.

Breathing air with a high concentration of NO₂ can irritate airways in the human respiratory system. Such exposures over short periods can aggravate respiratory diseases, particularly asthma, leading to respiratory symptoms (such as coughing, wheezing or difficulty breathing), hospital admissions and visits to emergency rooms. Longer exposures to elevated concentrations of NO₂ may contribute to the development of asthma and potentially increase susceptibility to respiratory infections. People with asthma, as well as children and the elderly are generally at greater risk for the health effects of NO₂. NO_x also reacts with ammonia, moisture, and other compounds to form small particle that can penetrate deeply into sensitive parts of the lungs.

In addition, NO_x reacts with volatile organic compounds to form ground-level ozone. Breathing ground-level ozone can result in a number of health effects that are observed in broad segments of the population. Some of these effects include; induction of respiratory symptoms, decrements in lung function, and inflammation of airways. Respiratory symptoms from ozone exposure can include; coughing, throat irritation, pain, burning, or discomfort in the chest when taking a deep breath, chest tightness, wheezing, or shortness of breath. In addition to these effects, evidence from observational studies strongly indicates that higher daily ozone concentrations are associated with increased asthma attacks, increased hospital admissions, increased daily mortality, and other markers of morbidity.

SCAQMD, as cited in the Brief of Amicus Curiae to the Supreme Court of California in the Friant Ranch Case, (April 6, 2015), states that, with regards to analysis of air quality related health impacts, EIRs must generally quantify a Project's pollutant emissions, but in some cases, it is not feasible to correlate these emissions to specific, quantifiable health impacts (e.g., premature mortality; hospital emissions).

Therefore, given the current limitations of quantifying health risks from NO_x small scale commercial projects, such as the one proposed, a quantifiable risk assessment has not been performed.

Based on the analysis above, with adherence to **Project Design Features AQ/GHG-DF-1** through **AQ/GHG-DF-11** the proposed Project will not expose sensitive receptors to substantial pollutant concentrations. Any impacts will be less than significant. These Design Features were imposed on the Project as originally approved and are still applicable to the Modified Project. No new impacts to Air Quality have arisen as a result of the modifications to the Project.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) Result in other emissions (such as those leading to odors) affecting a substantial number of people?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 3.d) of the *Prior MND*, the Project would not result in a significant impact to air quality impacts from emissions or odors. As is stated in the *Supplemental Memo*, the overall intensity of the Modified Project has been reduced compared to the previously analyzed Project. Although the Project now includes a car wash, the elimination of the quick serve restaurants will reduce the potential for odors.

The *Prior MND* recommended fifteen Project Design Features (DF's) that are considered standard practices, and not mitigation. The Modified Project will continue to incorporate those same Design Features.

Therefore, there are no substantial changes from the previous analysis.

Standard Conditions and Requirements

The Project shall comply with **Project Design Features AQ/GHG-DF-1** through **AQ/GHG-DF-15**.

Construction Design Features:

- AQ/GHG-DF-1** The Project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:
1. All active construction areas shall be watered two (2) times daily.
 2. Speed on unpaved roads shall be reduced to less than 15 mph.
 3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
 4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
 5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
 6. Access points shall be washed or swept daily.
 7. Construction sites shall be sandbagged for erosion control.
 8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
 9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) Section 23114.
 10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
 11. Replace the ground cover of disturbed areas as quickly possible.
 12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.
- AQ/GHG-DF-2** Prepare and implement a Construction Management Plan which will include Best Available Control Measures to be submitted to the City of Rialto.
- AQ/GHG-DF-3** Construction equipment shall be maintained in proper tune.
- AQ/GHG-DF-4** All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.
- AQ/GHG-DF-5** Minimize the simultaneous operation of multiple construction equipment units.

- AQ/GHG-DF-6** The use of heavy construction equipment and earthmoving activity shall be suspended during Air Alerts when the Air Quality Index reaches the “Unhealthy” level.
- AQ/GHG-DF-7** Utilize low emission “clean diesel” equipment with new or modified engines that include diesel oxidation catalysts, diesel particulate filters or Moyer Program retrofits that meet CARB best available control technology.
- AQ/GHG-DF-8** Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
- AQ/GHG-DF-9** Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses).
- AQ/GHG-DF-10** Use haul trucks with on-road engines instead of off-road engines for on-site hauling.
- AQ/GHG-DF-11** Utilize zero VOC and low VOC paints and solvents, wherever possible.

Operational Design Features:

- AQ/GHG-DF-12** Comply with the mandatory requirements of Title 24 Part 11 of the California Building Standards Code (CALGreen) and the Title 24 Part 6 Building Efficiency Standards.
- AQ/GHG-DF-13** Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.
- AQ/GHG-DF-14** Use electric landscaping equipment, such as lawn mowers and leaf blowers.
- AQ/GHG-DF-15** Comply with the mandatory requirements of CalRecycle’s commercial recycling program and implement zero waste strategies.

These Design Features were imposed on the Project as originally approved and are still applicable to the Modified Project. No new impacts to Air Quality have arisen as a result of the modifications to the Project.

Mitigation Measures

No mitigation measures are required.

4. BIOLOGICAL RESOURCES.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Analysis of Project Effect and Determination of Significance:

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X

No Substantial Change from Previous Analysis - Less Than Significant with Mitigation Incorporated

As was discussed in Section 4.a) of the *Prior MND*, the Project as originally approved had a less than significant impact to biological resources within mitigation incorporated.

The Project will not have a significant impact on biological resources. The Project area is located in an urban area isolated from intact, high-quality biological habitats. The isolation coupled with the small size of the property would not provide sustainable onsite permanent habitat. This notwithstanding, **Mitigation Measures MM-BIO-1** through **MM-BIO-3** shall be implemented to avoid any potential direct impacts to BUOW and nesting birds.

Therefore, the Project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Impacts will be reduced to a less than significant level with the incorporation of **Mitigation Measures MM-BIO-1** through **MM-BIO-3**.

Those mitigation measures are still applicable with the Modified Project.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				X

No Substantial Change from Previous Analysis - Less Than Significant with Mitigation Incorporated

Reference the prior discussion in Threshold 4.a.

As was discussed in the *Prior MND*, during the surveys conducted on the Project site or in any areas where the Project will be responsible for improvements located off the Project site, no riparian habitat was recorded on Project site.

The Project will not have a significant impact on biological resources. The Project area is located in an urban area isolated from intact, high-quality biological habitats. The isolation coupled with the small size of the property would not provide sustainable onsite permanent habitat. This notwithstanding, **Mitigation Measures MM-BIO-1** through **MM-BIO-3** shall be implemented to avoid any potential direct impacts to BUOW and nesting birds.

Therefore, implementation of the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service (USFWS). Impacts will be reduced to a less than significant level with implementation of **Mitigation Measures MM-BIO-1** through **MM-BIO-3**.

Those mitigation measures are still applicable with the Modified Project.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 4.c) of the *Prior MND*, implementation of the Project will not have a substantial adverse effect on state or federally protected wetlands (including, but not limited to,

marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact will occur.

The Modified Project does not introduce any new impacts to wetlands.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

No Substantial Change from Previous Analysis - Less than Significant Impact with Mitigation Incorporated

As was discussed in Section 4.d) of the *Prior MND*, there are no native resident or migratory fish on the Project site. The Project site does not serve as an established native resident or migratory wildlife corridor, or a native wildlife nursery site. Nesting birds may visit the site, but the potential is low for migratory birds to utilize this site.

Impacts to nesting bird species must be avoided at all times. The period from approximately February 1st to August 31st is the expected breeding season for bird species occurring in the Project area. Under **Mitigation Measure MM-BIO-2**, if Project activity or vegetation removal must be initiated during the breeding season, a qualified biologist should check for nesting birds within three days prior to such activity. If active nests are detected during the pre-construction survey, then a no disturbance buffered distance from the nest, depending on the species/type of bird, shall be established by a qualified biologist. With the implementation of **Mitigation Measure MM-BIO-2**, impacts to nesting birds will be less than significant.

The Modified Project does not introduce any new impacts to migratory bird or fish species. However, the mitigation measures are still applicable.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 4.e) of the *Prior MND*, there are no trees on the Project site. Ruderal plant species were the only land cover on the Property and was also the disturbed land cover present on the maintained vacant lots within the Project area. The area remains in its disturbed

state since the approval of the original Project. The Modified Project will not introduce any new impacts to biological resources. Therefore, the proposed Project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 4.f) of the *Prior MND*, the Project site does not occur within designated critical habitats. San Bernardino kangaroo rat (*Dipodomys merriami parvus*) was the nearest designated critical habitat located approximately 1.4-miles north of the Property. The Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. No impact will occur.

Standard Conditions and Requirements

No standard conditions and requirements are applicable.

Mitigation Measures

MM-BIO-1 A pre-construction survey for BUOW shall be conducted by a qualified biologist within 30-days of Project-related construction activities (i.e., grubbing, grading, etc.) following accepted protocols. If BUOW have colonized the Property prior to the initiation of Project-related construction activities, the Applicant should immediately inform the City of Rialto and CDFW and would need to coordinate further with the CDFW including the possibility of preparing a BUOW Protection and Relocation Plan, prior to initiating ground disturbance. **MM-BIO-1** shall be conducted to ensure that a BUOW will not be directly impacted (i.e., killed, burrow site removal, etc.) or indirectly impacted (i.e., disturbance altering regular behavior such as excessive noise, increased and regular human presence, etc.) by Project-related construction activities.

MM-BIO-2 If Project-related construction activities occur during the avian nesting season (typically February 1 to August 31), a pre-construction survey for nesting birds should be conducted within 3-days of Project-related construction activities by a qualified biologist. If active nests are detected during the pre-construction survey, then a no disturbance buffered distance from the nest, depending on the species/type of bird, shall be established by a qualified biologist. **MM-BIO-2** shall be conducted to ensure that an

active nest will not be directly impacted (i.e., eggs destroyed, nestlings/fledglings killed or removed, etc.) or indirectly impacted (i.e., disturbance altering regular behavior potentially causing nest abandonment, nest failure, etc.) by Project-related construction activities.

MM-BIO-3 If BUOW and/or active nests are detected in areas within the Project area where Project-related construction activities could have an indirect impact, it is recommended that a qualified biological monitor be onsite during construction activities to monitor bird behavior to ensure no negative effects occur from Project-related construction activities, and to ensure that construction activities do not enter the no disturbance buffer(s). The biological monitor will have the authority to cease Project-related construction activities if indirect impacts are observed.

5. CULTURAL RESOURCES.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Please note that this Section primarily addresses historical, archaeological and cultural resources not associated with tribal cultural resources. For a comprehensive discussion on tribal cultural resources, please refer to Section 18, Tribal Cultural Resources, of this Initial Study Addendum.

Analysis of Project Effect and Determination of Significance:

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 5.a) of the *Prior MND*, the proposed Project site does not satisfy any of the criteria for a historic resource defined in Section 15064.5 of the State CEQA Guidelines.

No potential “historical resources” were previously recorded within or adjacent to the Project area, and none were encountered during the present survey. Therefore, no “historical resources” will be impacted by the proposed Project.

The Project site is not listed with the State Office of Historic Preservation or the National Register of Historic Places.

As such, the proposed Project will not cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5. No impacts will occur. The modifications to the Project will not introduce any new impacts to historic resources, since it is on the same property as the original Project.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X

No Substantial Change from Previous Analysis - Less Than Significant with Mitigation Incorporated

As was discussed in Section 5.b) of the *Prior MND*, the Project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. However, standard mitigation measures have been imposed on the Project if resources are found during grading, which are also carried forward to the Modified Project. Implementation of **MM-CUL-1** through **MM-CUL-3**, impacts will be less than significant. No new impacts have arisen as a result of the modifications to the Project.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Disturb any human remains, including those interred outside of formal cemeteries?				X

No Substantial Change from Previous Analysis - Less Than Significant with Mitigation Incorporated

As was discussed in Section 5.c) of the *Prior MND*, because the Project site has been previously disturbed, no human remains, or cemeteries, are anticipated to be disturbed by the proposed Project. However, standard mitigation measures were imposed on the Project to mitigate any impacts to unknown that may occur in the course of grading. Although the Modified Project does not introduce any new impacts to cultural resources, the mitigation measures are still applicable.

Standard Conditions and Requirements

No Standard Conditions are required.

Mitigation Measures

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

MM-CUL-2 If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within **MM-CUL-1**. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly.

MM-CUL-3 If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-

foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project.

6. ENERGY.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*); and *Rialto Center and Gas Station Traffic, VMT, Noise, Air Quality, Greenhouse Gas, and Energy Study Supplemental Memorandum Letter, City of Rialto*, prepared by RK Engineering Group, Inc., December 29, 2020 (*Supplemental Memo, Appendix B*); and Project Plans, 3-2021 (*Appendix D*).

Analysis of Project Effect and Determination of Significance:

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 6.a) of the *Prior MND*, the Project will comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's building code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

With adherence to **Project Energy Design Features EDF-1** through **EDF-7**, the Project will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Any impacts will be reduced to a less than significant level.

It should be noted that the Modified Project actually reduces the number of structures that will be constructed as compared to the original approval. Even though the Modified Project introduces a car wash, this is balanced out by the elimination of the quick serve restaurants. Therefore, the Modified Project will not introduce any new impacts from what was approved previously.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 6.b) of the *Prior MND*, the Project will purchase electricity through Southern California Edison which is subject to the requirements of California Senate Bill 100 (SB 100). SB 100 is the most stringent and current energy legislation in California; requiring that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045.

The Project will further comply with the mandatory requirements of California's Green Building and Building Energy Efficiency standards that promote renewable energy and energy efficiency, as well as **Project Energy Design Features EDF-1** through **EDF-7**. Therefore, the Project will not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency. Any impacts are considered less than significant. The Modified Project does not introduce any new impacts for energy consumption.

Standard Conditions and Requirements

Project Energy Design Features EDF-1 through **EDF-7** are required to help ensure that wasteful, inefficient or unnecessary consumption of energy is minimized.

Construction Design Features:

- EDF-1** All construction equipment shall be maintained in proper tune.
- EDF-2** All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.
- EDF-3** Carpooling shall be encouraged for construction workers.
- EDF-4** Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

Operational Design Features:

- EDF-5** Comply with the mandatory requirements of California's Building Energy Efficiency Standards and Green Building (CALGreen) Standards, including mandatory installation of electric vehicle service equipment (EVSE).
- EDF-6** Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.

EDF-7 Use electric landscaping equipment, such as lawn mowers and leaf blowers.

Mitigation Measures

No mitigation measures are required.

7. GEOLOGY AND SOILS.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Analysis of Project Effect and Determination of Significance:

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a.i) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 7.a.i) of the *Prior MND*, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, there are no known active or potentially active faults trending towards or through the Project site.

The closest active/potentially active fault to the Project site is the San Bernardino Section of the San Jacinto Fault Zone located approximately 2.3 miles (3.72 kilometers) northeast of the Project site, as listed in **Table 7-1, Closest Known Active/Potentially Active Faults to the Project Site**.

Table 7-1
Closest Known Active/Potentially Active Faults to the Project Site

Name	Direction from Project Site	Distance from Project Site	
		Kilometers	Miles
San Jacinto Fault Zone - San Bernardino Section	Northeast	3.72	2.3
San Jacinto Fault Zone – Rialto-Colton Fault	Southeast	5.4	3.4
Sierra Madre Fault Zone – Cucamonga Section	Northwest	5.6	3.5
Red Hill-Etiwanda Avenue Fault (NE Terminus)	Northwest	9.25	5.7
San Andreas Fault Zone – San Bernardino Mountains Section	Northeast	10.6	6.6

Source: *Geo Investigation (Appendix E of the Prior MND)*

Based on this information, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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. No impacts will occur. The Modified Project does not introduce any new impacts.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a.ii) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?			X	

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 7.a.ii) of the *Prior MND*, the proposed Project will be subject to ground shaking impacts should a major earthquake occur in the area. Potential impacts include injury or loss of life and property damage. The Project site is subject to strong seismic ground shaking as are virtually all properties in Southern California.

The closest known active and potentially active faults to the Project site are listed in **Table 7-1**, above.

As shown in **Table 7-1**, the closest active/potentially active fault to the Project site is the San Bernardino Section of the San Jacinto Fault Zone located approximately 2.3 miles (3.72 kilometers) northeast of the Project site.

As set forth in the *Geo Investigation* for the *Prior MND*, with consideration of proximity of the above active and potentially active faults, moderate to high ground shaking can be expected at the Project site during the design lifetime of the proposed commercial buildings. Peak ground acceleration at the Project site is evaluated 0.66g for 10 percent probability in 50 years (475 years return period) based on the Probabilistic Seismic Hazards Assessment Model.

Standard Condition SC-GEO-1 is required to reduce potentially significant impacts that could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking during Project implementation to a less than significant level. **SC-GEO-1** requires Project design to be subject to the seismic design criteria of the most recent edition of the California Building Code (CBC) as adopted by the City of Rialto.

The *Geo Investigation* for the *Prior MND* identifies relevant CBC seismic design parameters for the Project site. **Standard Condition SC-GEO-2** requires the Project to comply with the recommendations listed in the *Geo Investigation* for the *Prior MND* to address strong seismic ground shaking and how it will reduce exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

With adherence to **SC-GEO-1** and **SC-GEO-2** the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Direct and indirect impacts related to strong ground shaking are considered less than significant.

These standard conditions were imposed on the *Prior MND* and are carried forward to the Modified Project.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a.iii) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 7.a.iii) of the *Prior MND*, due to deep groundwater level, liquefaction potential does not exist for the Project. However, Standard Conditions **SC-GEO-1** and **SC-GEO-2** were imposed on the original Project in order to address geologic issues. These Standard Conditions are still applicable to the Modified Project.

Therefore, with adherence to **Standard Condition SC-GEO-1** and **Standard Condition SC-GEO-2** the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic-related ground failure, including liquefaction. Impacts are considered less than significant.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a.iv) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 7.a.iv) of the *Prior MND*, the Project site is located at the southeast corner of Renaissance Parkway and Alder Avenue, approximately one-tenth of a mile south of the Foothill Freeway/State Route 210.

The Project site topography is generally flat and at grade with Renaissance Parkway and Alder Avenue, adjacent properties, and the general vicinity.

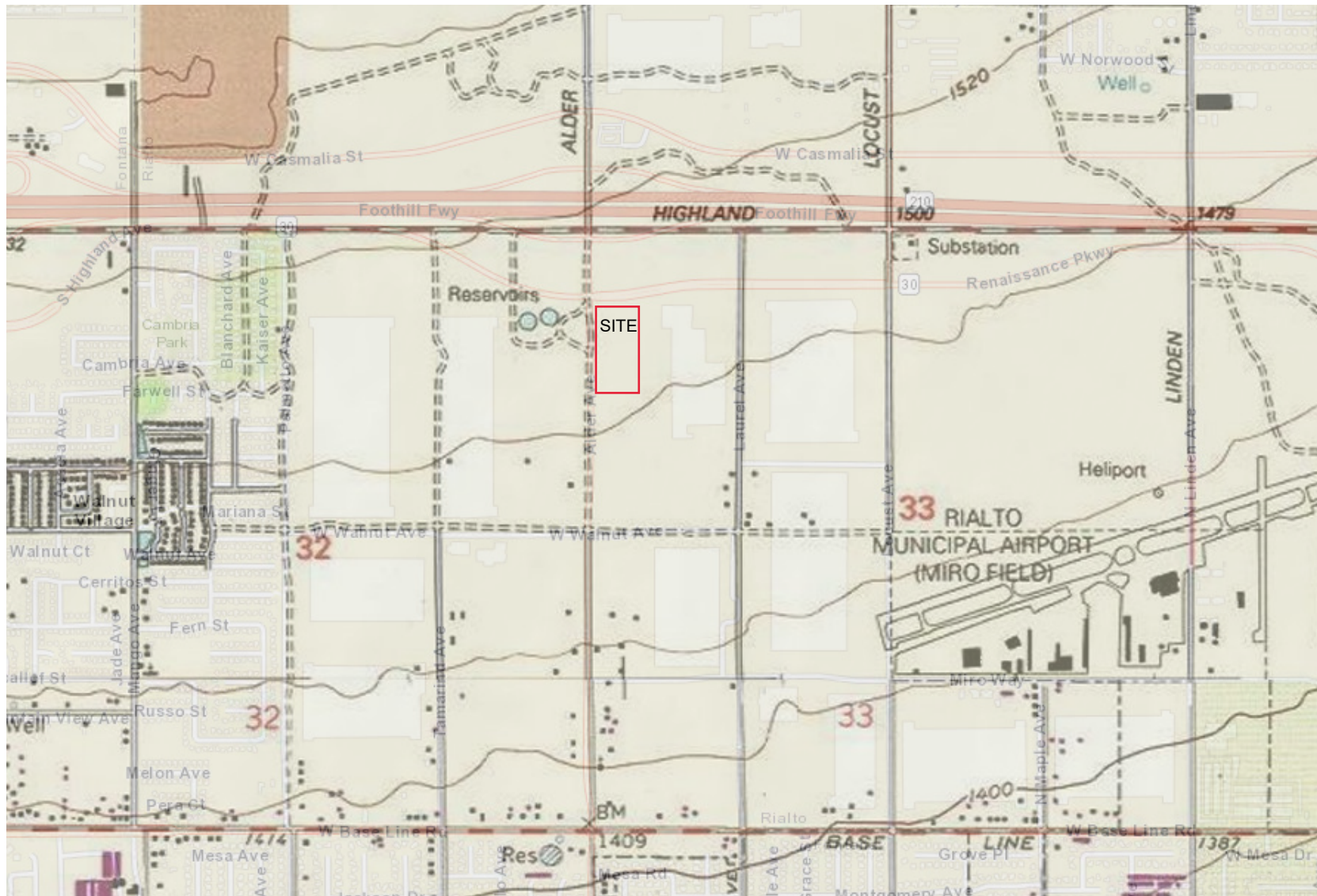
The Project site is not within a designated landside hazard area per the San Bernardino County Geologic Hazard Overlays Map. There are no upsloping hill sides proximate to the Project site. Consequently, potential for seismically-induced landslides, or debris flows does not exist for the Project site.

As shown on **Figure 7-1, Surrounding Topography**, there are no steep slopes within a one-quarter mile radius of the Project site. The closest steep slope is located over three and one-half (3½) miles north/northwest of the Project site (being the southern extent of the San Bernardino National Forest, near Nealy's Corner).

Therefore, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. No impact will occur.

This page left intentionally blank for pagination purposes.

**FIGURE 7-1
SURROUNDING TOPOGRAPHY**



Source: Map My County – https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

This page left intentionally blank for pagination purposes.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Result in substantial soil erosion or the loss of topsoil?			X	

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 7.b) of the *Prior MND*, the City of Rialto is situated in the northern portion of the San Bernardino Valley, a broad inland valley defined by the San Gabriel and San Bernardino Mountain Ranges on the north and a series of low rocky hills on the south.

The Project has the potential to expose surficial soils to wind and water erosion during construction activities:

- Wind erosion will be minimized through mandated soil stabilization measures by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering (see **Standard Condition SC-AQ-1**).
- Water erosion will be prevented through the City's standard, mandated, erosion control practices required pursuant to the CBC and the National Pollution Discharge Elimination System (NPDES), including reduction measure BMPs contained in the required SWPPP such as silt fencing, fiber rolls, or sandbags (See **Standard Condition SC-HYD-2**).

After the Project is constructed, the site will be completely covered by paving, structures, and landscaping. The Project proponent has submitted a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements. (See **Standard Condition SC-HYD-3**). Impacts related to soil erosion will be less than significant with implementation of **Standard Condition SC-AQ-1**, **Standard Condition SC-HYD-2**, and **Standard Condition SC-HYD-3**. These Standard Conditions are still applicable to the Modified Project and are still referenced in this document.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 7.c) of the *Prior MND*, the Project would not result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Impacts will be less than

significant. The Modified Project does not introduce any new impacts pertaining to unstable geologic units.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial direct or indirect risks to life or property?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 7.d) of the *Prior MND*, the Project site is not located in an area that consists of expansive soils. Additionally, the *Geo Investigation* for the *Prior MND* concludes that the Project site is suitable for the proposed convenience store, fast food restaurant with drive-thru, fuel pump station canopy structures and associated site improvements provided that the design parameters and grading recommendations set forth in the report are adhered to during design and construction.

As discussed in Threshold 7.a.ii, the Project will be required to comply with **Standard Conditions SC-GEO-1** and **SC-GEO-2**. These are standard conditions and are not considered unique mitigation under CEQA. Therefore, the Project would not be located on expansive soil creating substantial risks to life or property. Impacts will be less than significant. The modifications to the previously-approved Project do not introduce any new geologic impacts.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 7.e) of the *Prior MND*, the Project proposes to connect to the City of Rialto Water Department's existing sewer system and will not require use of septic tanks. This threshold is not applicable to the Project. No impact will occur.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 7.f) of the *Prior MND*, since the Project site soils at depths greater than five (5) feet have been determined to have a high potential for paleontological resources (fossils), the proposed Project site grading/earthmoving activities should be monitored for potential impacts to this resource and, therefore, the Project will include a standard condition to prepare a Paleontological Resource Impact Mitigation Program (PRIMP) prior to grading permit issuance and a monitoring program prior to issuance of the final grading permit.

Standard Condition SC-GEO-3 is required to reduce potentially significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during Project implementation to a less than significant level. **SC-GEO-3** requires that a qualified paleontologist be retained and approved by the City. The paleontologist will participate in a pre-construction Project meeting and monitor earthmoving activities.

SC-GEO-3 also provides guidance for instances where fossil remains are found and requires that the paleontologist prepare a report of findings during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any).

With implementation of **SC-GEO-3**, impacts to paleontological resources will be less than significant. Upon implementation of **SC-GEO-3**, the likelihood that the Project will directly or indirectly destroy unique paleontological resources on site, or a unique geologic feature will be less than significant.

These Standard Conditions are still applicable to the Modified Project. No new impacts to paleontological resources are anticipated as a result of the modifications.

Standard Conditions and Requirements

SC-GEO-1 All Project design shall be subject to the seismic design criteria of the most recent edition of the California Building Code (CBC), as adopted by the City of Rialto.

SC-GEO-2 The Project shall comply with the recommendations listed in the *Geo Investigation* as it pertains to impacts arising from unstable soils (seismic ground shaking, on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse), and/or expansive soils.

SC-GEO-3 Paleontologist Required. This site is mapped as having a high potential for paleontological resources (fossils) at shallow depth. Therefore, PRIOR TO ISSUANCE OF GRADING PERMITS:

The permittee shall retain a qualified paleontologist approved by the City of Rialto to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist).

The Project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project

paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the Community Development Department for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The Project paleontologist shall participate in a pre-construction Project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the Project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the Project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The Project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C. If the Project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the Project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D. If fossil remains are encountered by earthmoving activities when the Project paleontologist is not onsite, these activities will be diverted around the fossil site and the Project paleontologist called to the site immediately to recover the remains.

E. If fossil remains are encountered, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators.

* The City of Rialto must be consulted on the repository/museum to receive the fossil material prior to being curated.

G. A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the Community Development Department for review and approval prior to building final inspection as described elsewhere in these conditions.

SC-AQ-1: The Project shall comply with SCAQMD Rules (that are currently applicable during construction activity and operations for this Project) including but not limited to:

- Rule 1113 (Architectural Coatings);
- Rule 403 (Fugitive Dust); and
- Rule 1186 / 1186.1 (Street Sweepers).
- Rule 461 (Gasoline Transfer and Dispensing)

More specifically, the following, excerpted from the Rules (as contained in the *AQ/GHG Study* for the *Prior MND* as it pertains to soils):

- The Project must follow SCAQMD rules and requirements with regards to fugitive dust control, which include but are not limited to the following:
 - All active construction areas shall be watered two (2) times daily.
 - All haul trucks shall be covered or shall maintain at least two (2) feet of freeboard.
 - All unpaved parking or staging areas shall be paved or watered a minimum of two (2) times daily.
 - Speed on unpaved roads shall be reduced to less than 15 mph.
 - Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
 - Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
 - All operations on any unpaved surface shall be suspended if winds exceed 25 mph.

SC-HYD-2 SWPPP. Erosion and siltation reduction measure BMPs contained in the required SWPPP will be implemented during construction. At the completion of construction, the Project will consist of impervious surfaces, landscaped planters, and post-construction BMPs.

SC-HYD-3 WQMP. The Project proponent has submitted a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

All reports shall be signed by the Project paleontologist and all other professionals responsible for the report's content (e.g., Professional

Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the Community Development Department along with a copy of this condition, deposit-based fee and the grading plan for appropriate case processing and tracking.

Mitigation Measures

No mitigation measures are required.

8. GREENHOUSE GAS EMISSIONS.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*); *Rialto Center and Gas Station Traffic, VMT, Noise, Air Quality, Greenhouse Gas, and Energy Study Supplemental Memorandum Letter, City of Rialto*, prepared by RK Engineering Group, Inc., December 29, 2020 (*Supplemental Memo, Appendix B*); and Project Plans, 3-2021 (**Appendix D**).

Analysis of Project Effect and Determination of Significance:

Project Design Features AQ/GHG-DF-1 through **AQ/GHG-DF-15** (provided under Standard Conditions and Requirements) include standard rules and requirements, best practices and recognized design features for reducing air quality and GHG emissions. **Project Design Features AQ/GHG-DF-1** through **AQ/GHG-DF-15** are assumed to be part of the conditions of approval for the Project and integrated into the design.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 8.a) of the *Prior MND*, the Project as approved will not generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment. Any impacts will be less than significant.

Additionally, the overall intensity of the Modified Project has been reduced compared to the previously analyzed Project. As described in the *Supplemental Memo*, the trip generation for the Project has decreased as a result of the modified land use mix. Thus, the primary source of Project emissions (emissions generated from vehicle trips) has also been reduced.

The Modified Project will include a car wash that will require additional water and electricity usage to operate and some additional indirect GHG emissions through the generation, transfer and treatment of utilities would be expected. However, the net change in GHG emissions associated with the Modified Project would still be less than what was analyzed and the decrease in mobile vehicle emissions would outweigh any potential increase in water and electricity usage.

The following **Project Design Feature** is expected to be included as part of the Modified Project and will contribute to reducing indirect GHG emissions:

PDF – GHG-1: Implement water recycling program to capture and reuse water in the car wash tunnel.

Based upon this supplemental review, the Modified Project would not cause additional impacts to air quality or GHG beyond what was previously identified in the *AQ/GHG Study* for the *Prior MND*.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 8.b) of the *Prior MND*, the Project is consistent with the land use designation and zoning requirements for this site. Additionally, the Project will comply with the mandatory requirements of Title 24 Part 1 of the California Building Standards Code and Title 24 Part 6 Building and Energy Efficiency Standards. The Project will be consistent with all the applicable plans, policies and regulation for the purpose of reducing GHG gases. The Project shall comply with **Project Design Features AQ/GHG-DF-1 through AQ/GHG-DF-15**. Compliance with **Project Design Features AQ/GHG-DF-1 through AQ/GHG-DF-15** are considered standard requirements and included as part of the Project's design features, not unique mitigation under CEQA. Therefore, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Any impacts will be less than significant.

Standard Conditions and Requirements

The Project shall comply with **Project Design Features AQ/GHG-DF-1 through AQ/GHG-DF-15**.

Construction Design Features:

AQ/GHG-DF-1 The Project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:

1. All active construction areas shall be watered two (2) times daily.
2. Speed on unpaved roads shall be reduced to less than 15 mph.
3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
6. Access points shall be washed or swept daily.
7. Construction sites shall be sandbagged for erosion control.
8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).

9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
11. Replace the ground cover of disturbed areas as quickly possible.
12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.

AQ/GHG-DF-2 Prepare and implement a Construction Management Plan which will include Best Available Control Measures to be submitted to the City of Rialto.

AQ/GHG-DF-3 Construction equipment shall be maintained in proper tune.

AQ/GHG-DF-4 All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

AQ/GHG-DF-5 Minimize the simultaneous operation of multiple construction equipment units.

AQ/GHG-DF-6 The use of heavy construction equipment and earthmoving activity shall be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

AQ/GHG-DF-7 Utilize low emission "clean diesel" equipment with new or modified engines that include diesel oxidation catalysts, diesel particulate filters or Moyer Program retrofits that meet CARB best available control technology.

AQ/GHG-DF-8 Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

AQ/GHG-DF-9 Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses).

AQ/GHG-DF-10 Use haul trucks with on-road engines instead of off-road engines for on-site hauling.

AQ/GHG-DF-11 Utilize zero VOC and low VOC paints and solvents, wherever possible.

Operational Design Features:

AQ/GHG-DF-12 Comply with the mandatory requirements of Title 24 Part 11 of the California Building Standards Code (CALGreen) and the Title 24 Part 6 Building Efficiency Standards.

- AQ/GHG-DF-13** Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.
- AQ/GHG-DF-14** Use electric landscaping equipment, such as lawn mowers and leaf blowers.
- AQ/GHG-DF-15** Comply with the mandatory requirements of CalRecycle's commercial recycling program and implement zero waste strategies.

Each of these design features are still applicable to the Modified Project.

Mitigation Measures

No mitigation measures are required.

9. HAZARDS AND HAZARDOUS MATERIALS.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Analysis of Project Effect and Determination of Significance:

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	

No Substantial Change from Previous Analysis - Less Than Significant Impact

As discussed in Section 9.a) of the *Prior MND*, since the transport, use, storage, and disposal of hazardous materials pertaining to the proposed Project would be relatively minor and subject to extensive regulatory oversight, the impact is considered less than significant. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Impacts associated with the routine transport and use of hazardous materials or wastes will be less than significant. The modifications to the Project do not introduce any new impacts with regards to the use of hazardous materials.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 8.b) of the *Prior MND*, the Project site is not listed on the state's Cortese List, a compilation of various sites throughout California that have been compromised due to soil or groundwater contamination from past uses.

With adherence to existing local, state and federal regulations, as they pertain to the treatment of hazardous materials, the proposed Project will not 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. Any impacts will be less than significant. The modifications to the previously approved Project do not introduce any new impacts from hazardous materials.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X

No Substantial Change from Previous Analysis – No Impact

As was discussed in Section 8.c) of the *Prior MND*, the Project site is located within the Rialto Unified School District (RUSD). Additionally, there are no existing or proposed schools within a one-quarter mile distance of the Project site.

The proposed Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There will be no impact. The modifications to the Project will not introduce any new impacts to schools that were not already analyzed.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

No Substantial Change from Previous Analysis – No Impact

As was discussed in Section 8.c) of the *Prior MND*, the Project site is not included on the state's Cortese List, a compilation of various sites throughout California that have been compromised due to soil or groundwater contamination from past uses.

The Project site is not:

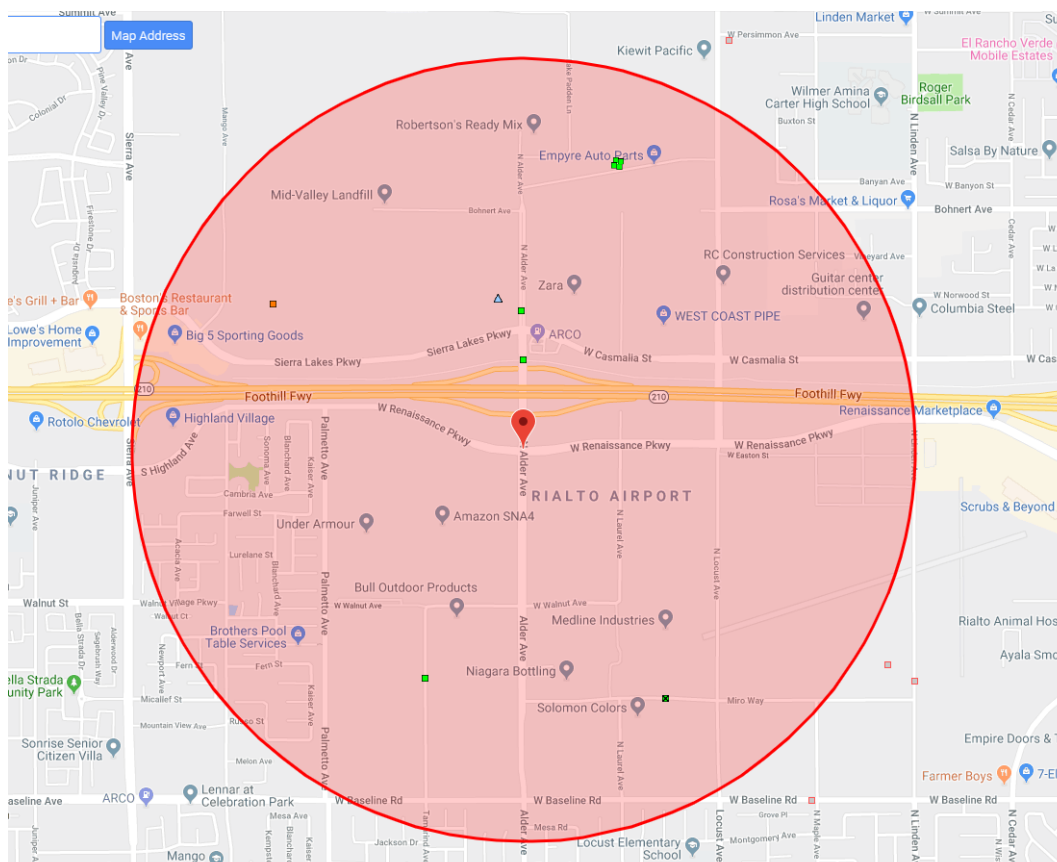
- Included on the state's Cortese List;
- Listed as a hazardous waste and substance site by the Department of Toxic Substances Control (DTSC);
- Listed as a leaking underground storage tank (LUST) site by the State Water Resources Control Board (SWRCB);
- Listed as a hazardous solid waste disposal site by the SWRCB;
- Currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the SWRCB; or
- Developed with a hazardous waste facility subject to corrective action by the DTSC.

The Project site is not 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. Reference **Figure 9-1, GeoTracker – 1 Mile Radius** and **Figure 9-2, EnviroStor – 1 Mile Radius**. No impacts will occur.

The modifications to the previously-approved Project do not affect this analysis.

This page left intentionally blank for pagination purposes.

**FIGURE 9-1
GEOTRACKER - 1 MILE RADIUS**



GEOTracker

Sites and Facilities - INFO

Cleanup Sites

☒ LUST Cleanup Sites
 ☒ Cleanup Program Sites
 ☒ Military Cleanup Sites
 ☒ DTSC Cleanup Sites

Permitted Facilities

☒ Waste Discharge Requirements (WDR) Sites
 ☐ Permitted USTs - INFO
 ☒ DTSC Hazardous Waste Sites

☒ Land Disposal Sites - SELECT

NONE

☒ Burn Dump
 ☒ Compost Facility
 ☒ Illegal Disposal Site
 ☒ Other
 ☒ Pre-Title 27 - CAI
 ☒ Title 27 - Land Treatment Unit
 ☒ Title 27 - Mining Unit
 ☒ Title 27 - Municipal Solid Waste Landfill
 ☒ Title 27 - Non-Municipal Solid Waste Landfill
 ☒ Title 27 - Surface Impoundment
 ☒ Title 27 - Waste Pile
 ☒ Unknown

☒ Irrigated Lands Regulatory Program Sites

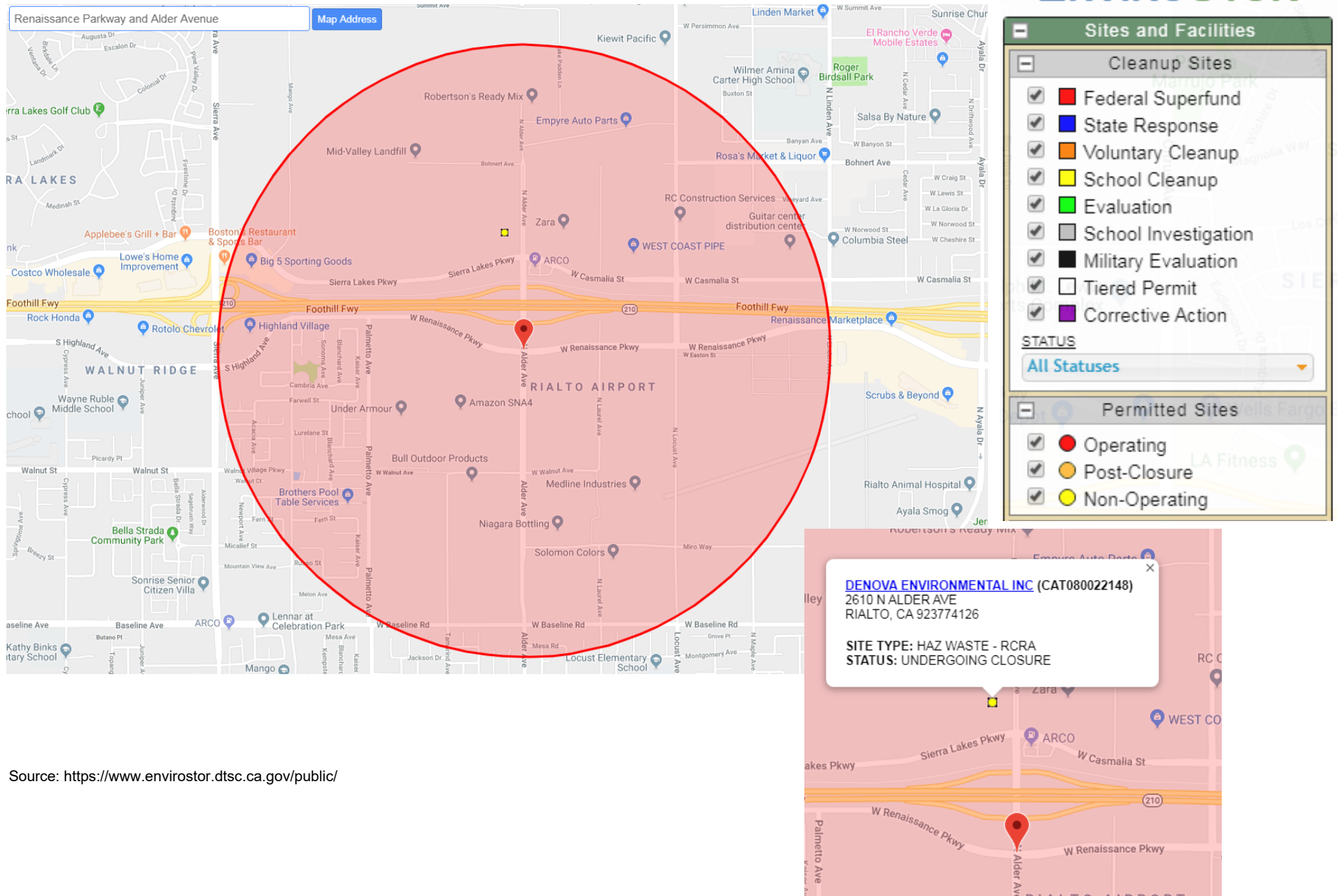
☒ Oil / Gas Sites
 ☒ Other Oil and Gas Projects
 ☒ Produced Water Ponds
 ☒ Underground Injection Control (UIC)
 ☒ Well Stimulation Project - Exclusion
 ☒ Well Stimulation Project - Groundwater Monitoring Plan
 ☒ Well Stimulation Projects - Property Owner Sampling

☒ Confined Animal Sites

SITE NAME	GLOBAL ID	SITE TYPE	STATUS	ADDRESS
BROCO INC	36280122	CORRECTIVE ACTION	CERTIFIED	2610 NORTH ALDER
DENOVA ENVIRONMENTAL INC	3000994	INSPECTION	NO ACTION	2610 N ALDER AVE
DENOVA ENVIRONMENTAL INC	CAT080022148	RCRA	UNDERGOING CLOSURE	2610 N ALDER AVE
DENOVA ENVIRONMENTAL INC (TARGET CORPORATION T3840 RIALTO UDC CA)	80001852	CORRECTIVE ACTION	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY	2610 NORTH ALDER AVE
DENOVA ENVIRONMENTAL INC.	SL0607183080	CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED	2610 NORTH ALDER
DENOVA-BROCO TSDF	T10000002430	CLEANUP PROGRAM SITE	OPEN - ASSESSMENT & INTERIM REMEDIAL ACTION	2610 ALDER AVE
LANDFILL, MID-VALLEY	L10002260603	LAND DISPOSAL SITE	OPEN - OPERATING	2390 N ALDER AVE
RIALTO PERCHLORATE INVESTIGATION - CONTRACTORS CARGO COMPANY	SL0607103735	CLEANUP PROGRAM SITE	OPEN - SITE ASSESSMENT	2170 STONEHURST ROAD
RIALTO PERCHLORATE INVESTIGATION - ETI EXPLOSIVES TECHNOLOGIES INTERNATIONAL INC.	SL0607159245	CLEANUP PROGRAM SITE	OPEN - INACTIVE	2900 TAMARIND AVE
RIALTO PERCHLORATE INVESTIGATION - GENCORP (AEROJET)	SL0607146238	CLEANUP PROGRAM SITE	OPEN - SITE ASSESSMENT	2170 STONEHURST ROAD
RIALTO PERCHLORATE INVESTIGATION - GENERAL DYNAMICS	SL0607191756	CLEANUP PROGRAM SITE	OPEN - SITE ASSESSMENT	2610 NORTH ALDER
RIALTO PERCHLORATE INVESTIGATION - MID-VALLEY SANITARY LANDFILL NORTHEAST EXPANSION AREA	SL0607131601	CLEANUP PROGRAM SITE	OPEN - REMEDIATION	2170 STONEHURST ROAD, WEST
RIALTO PERCHLORATE INVESTIGATION - ZAMBELLI FIREWORKS MANUFACTURING COMPANY	SL0607135145	CLEANUP PROGRAM SITE	OPEN - INACTIVE	2170 WEST STONEHURST AVE
WESTERN HELICOPTER, INC	SLT8R2674084	CLEANUP PROGRAM SITE	COMPLETED - CASE CLOSED	1670 MIRO WAY W

Source: <https://geotracker.waterboards.ca.gov/>

**FIGURE 9-2
ENVIROSTOR - 1 MILE RADIUS**



Source: <https://www.envirostor.dtsc.ca.gov/public/>

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?				X

No Substantial Change from Previous Analysis – No Impact

As was discussed in Section 8.e) of the *Prior MND*, the Project site is not located within the boundary of an airport land use plan.

The closest commercial airport is the Ontario International Airport located approximately 10½ miles southwest of the Project site. The San Bernardino International Airport (general aviation/cargo) is located approximately 10¼ miles southeast of the Project site, and the closest general aviation airport (Flabob Airport) is located approximately 9½ miles south of the Project site.

In conclusion, the Project site is not located within an airport land use plan, nor is it located within two miles of a public airport or public use airport, and the proposed Project would not result in a safety hazard or excessive noise for people residing or working in the Project area. There will be no impact.

Additionally, the modifications to the Project will not affect impacts to any public airport.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X

No Substantial Change from Previous Analysis – Less Than Significant Impact

As was discussed in Section 8.f) of the *Prior MND*, the Project will not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan, because no permanent public street or lane closures are proposed. Project impacts will be less than significant.

The modifications to the Project will not introduce any new interference with any adopted emergency response plan. **Standard Condition SC-TR-1**, pertaining to the requirement of the submittal and approval of a Traffic Control Plan (TCP), was imposed on the Project when it was originally approved, and is still relevant for the Modified Project.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

No Substantial Change from Previous Analysis – No Impact

As was discussed in Section 8.g) of the *Prior MND*, the proposed Project site is not located within, or adjacent to a fire hazard zone (Local Responsibility Area, or State Responsibility Area). There are no wildland conditions in the suburbanized area where the Project site is located. No impacts will occur. The proposed modifications to the Project will not introduce any additional risks to people or structures involving wildland fires.

Standard Conditions and Requirements

SC-TR-1 Prior to any Project construction, the Project Applicant shall develop and implement a City-approved Traffic Control Plan (TCP) addressing potential construction-related traffic detours and disruptions. In general, the TCP will ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses.

This Standard Condition was imposed on the Project as originally approved and is still relevant to the Modified Project.

Mitigation Measures

No mitigation measures are required.

10. HYDROLOGY AND WATER QUALITY.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*); *Drainage Report Gas Station - Alder Avenue*, prepared by Gil Zulueta Mendoza Associates, Inc., January 2021 (*2021 Drainage Report, Appendix C1*); and *Water Quality Management Plan For: Gas Station - Alder Avenue*, prepared by Gil Zulueta Mendoza Associates, Inc., January 2021 (*2021 WQMP, Appendix C2*).

Analysis of Project Effect and Determination of Significance:

Note: Any tables or figures in this section are from the *Prior MND* and/or the *2021 Drainage Report* or the *2021 WQMP*, unless otherwise noted.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 10.a) of the *Prior MND*, the federal Clean Water Act (CWA) establishes the framework for regulating municipal storm water discharges (construction and operational impacts) via the National Pollutant Discharge Elimination System (NPDES) program.

A Project would have an impact on surface water quality if discharges associated with the Project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable NPDES storm water permit or Water Quality Control Plan for a receiving water body.

Relative to this specific issue, a significant impact could occur if the Project would discharge water that does not meet the quality standards of the agencies that regulate surface water quality and water discharge into storm water drainage systems. Significant impacts could also occur if the Project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Water Quality Management Plan (WQMP) to reduce potential post-construction water quality impacts.

On January 29, 2010 the Santa Ana Regional Water Quality Control Board (SARWQCB) issued the 4th-term area wide NPDES and Municipal Separate Storm Sewer System Permit (MS4 Permit) to the City of Rialto and other applicable Permittees.

All new development in the City of Rialto is required to comply with provisions of the NPDES program, including Waste Discharge Requirements (WDR), and the City's Municipal Separate Sewer Permit (MS4), Order No. R8-2010-0036, NPDES Permit No. CAS618036, as enforced by the SARWQCB.

All design submittals and construction Projects are required to conform to the permit requirements. Furthermore, all Projects are required to install Best Management Practices (BMPs) in compliance with the 2010 SARWQCB permit.

The Project site along with the greater City of Rialto is located in the Santa Ana River Watershed. More specifically, the Project site is located within Reach 4 of the Santa Ana River Watershed.

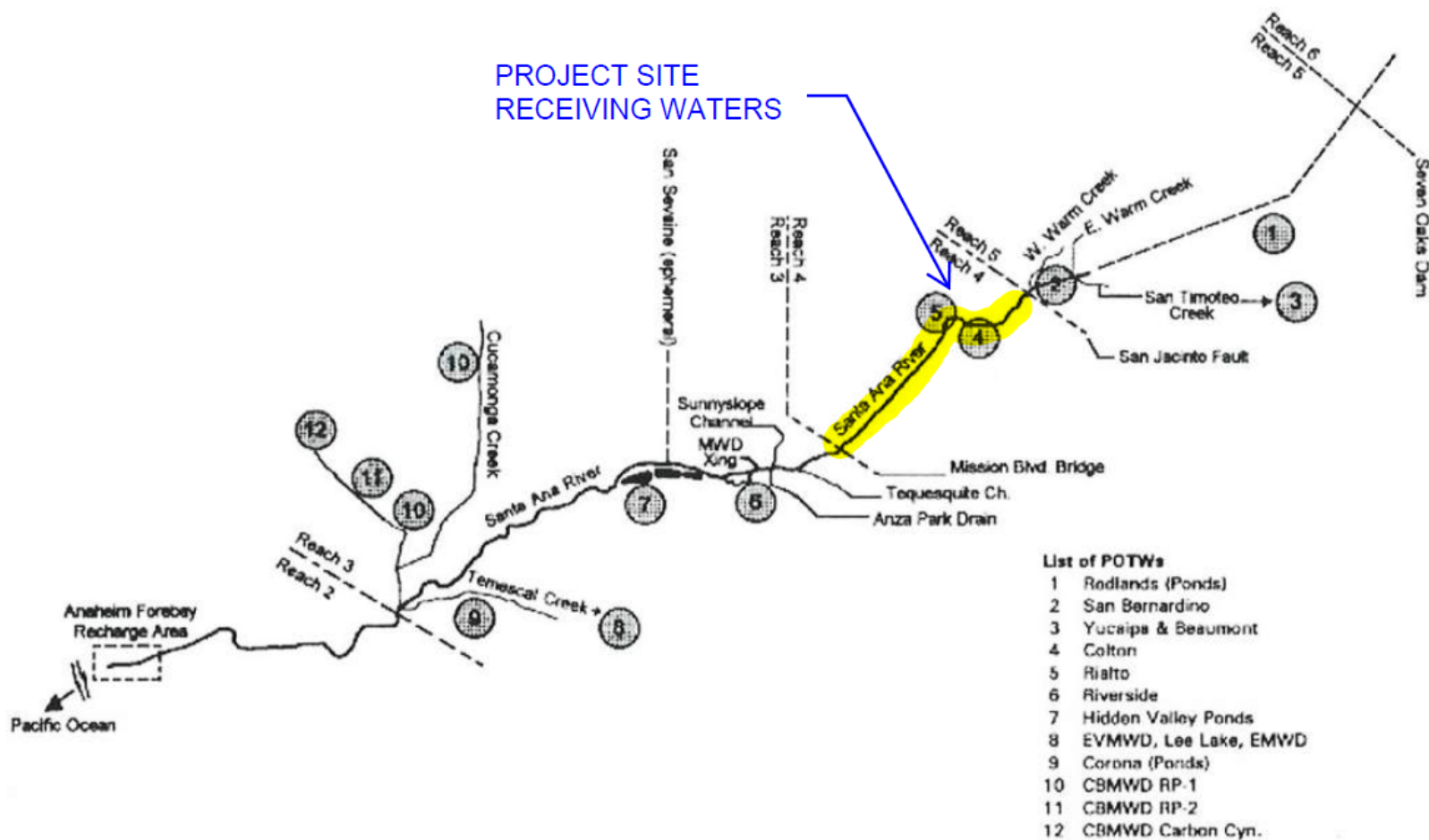
The Santa Ana River Watershed includes much of Orange County, the northwestern corner of Riverside County, part of southwestern San Bernardino County (including the Project site), and a small portion of Los Angeles County. The watershed is bounded by the Mohave watershed to the north, the Santa Margarita watershed to the south, the Salton Sea and Southern Mohave watersheds to the east, and the San Gabriel watershed to the west. The watershed covers approximately 2,800 square miles, with about 700 miles of rivers and major tributaries.

The main stem of the Santa Ana River is divided into six reaches. Each reach is generally a hydrologic and water quality unit.

- **Reach 6** includes the river upstream of Seven Oaks Dam, now under construction. Flows consist largely of snowmelt and storm runoff. Water quality tends to be very high.
- **Reach 5** extends from Seven Oaks Dam to San Bernardino, to the San Jacinto Fault (Bunker Hill Dike), which marks the downstream edge of the Bunker Hill groundwater basin. Most of this reach tends to be dry, except as a result of storm flows, and the channel is largely operated as a flood control facility. The extreme lower end of this reach includes rising water and intermittently, San Timoteo Creek flows.
- **Reach 4** (Project site is a part) includes the river from the Bunker Hill Dike down to Mission Boulevard Bridge in Riverside. That bridge marks the upstream limit of rising water induced by the flow constriction in the Riverside Narrows. Until about 1985, rising water from upstream and wastewater discharges percolated and the lower part of the reach was dry. Flows are now perennial but may not remain so as new Projects are built. Much of this reach is also operated as a flood control facility.
- **Reach 3** includes the river from Mission Bridge to Prado Dam. In the Narrows, rising water feeds several small tributaries (Sunnyslope Channel, Tequesquite Arroyo, and Anza Park Drain) which are important breeding and nursery areas for the native fish. Temescal, Chino, and Mill/Cucamonga Creeks in Prado Basin are also important river tributaries.
- **Reach 2** carries all the upstream flows down through Santa Ana Canyon to Orange County whereas much of the water as possible is recharged into the Orange County groundwater basin. The downstream end of the forebay/recharge area and, therefore, the ordinary limit of surface flows, is at 17th Street in Santa Ana.
- **Reach 1** is a normally dry flood control facility, presently being expanded and improved even further as a part of the US Army Corps of Engineers' Santa Ana River Project. This reach extends from 17th Street to the tidal prism at the ocean.

An exhibit of the regional drainage flows relative to the Project site is included on the following page as **Figure 10-1, Project Site - Receiving Waters Map**.

**FIGURE 10-1
PROJECT SITE - RECEIVING WATERS MAP**



Source: WQMP- (Appendix C2)

This page left intentionally blank for pagination purposes.

The Project site consists of approximately 4.27 acres (gross/net) of vacant, undeveloped land located at the southeast corner of Renaissance Parkway and Alder Avenue, approximately one-tenth of a mile south of the Foothill Freeway/State Route 210, in the incorporated city of Rialto.

The Project site topography is generally flat and at grade with Renaissance Parkway, Alder Avenue, adjacent properties, and the general vicinity. The Project site elevation ranges from a maximum height of approximately 1,503 feet above mean sea level (1,503 AMSL) along the site's northern boundary contiguous to Renaissance Parkway, to a minimum height of 1,488 AMSL at a midpoint just north of the southern boundary.

The Project site is covered with annual grass, with a gentle down slope relief of approximately fifteen (15) feet across the site from north to south (indicates average 2% slope). Storm water runoff naturally flows gently from north to south.

At present, in the current condition (aka "pre-condition"), the Project site possesses a 100 percent pervious earthen surface. There are no on-site drainage improvements.

Construction Impacts

The Project site clearing and grading phases would disturb surface soils along with a modest amount of low lying vegetation, potentially resulting in erosion and sedimentation. If left exposed and with no vegetative cover, the Project site's bare soil would be subject to wind and water erosion.

Operational Impacts

The Project includes the proposed construction of a commercial development Project consisting of three components including 1) a Gas Station with Convenience Store (C-Store) and drive-through car wash, 2) a Truck Fueling Station, and 3) a Fast Food Restaurant with Drive Through. Associated improvements include paved driveways, paved parking areas, landscaping, and the onsite infiltration basin. It should be noted that the previously-approved Project had a quick-serve restaurant within the C-store and did not have a drive-through car wash.

The post development condition of the 4.27 acre (185,327 SF) Project site is proposed to be 34,762 square feet (18.69%) pervious. It should be noted that the previously approved Project was had 32,586 square feet pervious surfaces (17.5%). Therefore, the modifications to the Project increased the amount of pervious surfaces on the site.

Conclusion

The proposed Project development plan has been reviewed and conditioned by the City of Rialto Engineering Department and Building & Safety Department, among others, to mitigate any potential impacts as listed above through site design (reference **Standard Condition SC-HYD-1**). Since the Project involves more than one acre of ground disturbance, it is subject to NPDES permit requirements for the preparation and implementation of a Project-specific Storm Water Pollution Prevention Plan (SWPPP, reference **Standard Condition SC-HYD-2**). Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the City of Rialto and will ensure applicable water quality standards are appropriately maintained during construction of the proposed Project.

In addition, the Project has prepared a WQMP pursuant to the requirements of the NPDES (reference **Standard Condition SC-HYD-3**). These are standard conditions for the City of Rialto and are not considered mitigation for CEQA implementation purposes. These Standard Conditions are still applicable to the Modified Project.

At Project completion, the Project site will be covered with commercial retail building structures, asphalt paved access drives and automobile parking areas, an onsite infiltration basin, and landscaping. This will also ensure that there will be no erosion or siltation on- or off-site.

Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Any impacts will be less than significant.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 10.b) of the *Prior MND*, the Project site is located within the water service boundary of the Fontana Water Company (FWC).

Project Site – Infiltration Rate

Subsurface soils across the site consist of fill soils to a depth of approximately the upper two (2) feet, followed by native alluvial soils to the explored depth of 25 feet. Fill soils are silty fine to coarse sand with few to some gravel (1/2" to 2"). Underneath the fill, alluvial deposits are sandy, gravelly soils with few to relatively less amount of silts, fine to coarse sands, and gravels of variable size (1/2" to 2.5") and proportions. Some cobbles (3" to 6") are encountered at different depths. Historic shallow groundwater level at the Project site is considered to be deep, deeper than 200 feet below grade.

Field infiltration rates of the near surface soils (upper 5 feet) vary from 0.57 to 0.73 inch/hour across the proposed landscaping areas along the north and west boundaries of the site. For design purposes, a field infiltration rate of 0.57 inch/hr. is recommended for a shallow infiltration system (*Ibid*, p. ii).

Project Site – Pre and Post Hydrology

According to the County of San Bernardino Flood Control District, any new development within the County that produces more storm water volume (based on a 100-year storm event) than the existing condition requires a storm water detention system. In order to make this determination specific to the Project site, a drainage study was conducted, the research, findings and conclusions of which are set forth in both the *Drainage Report* for the originally approved Project as well as the Modified Project.

The purpose of the *Drainage Report* is to determine through hydrology analysis whether the Project site requires an on-site storm water detention system or not. Volumes for both pre and post conditions are set forth in the *Drainage Report*. This drainage report was updated for the Modified Project.

In addition, flowrates for the proposed Project in the post condition were calculated for hydraulic purposes under both 10-year and 100-year storm events.

For purposes of the hydrology calculations, the entire Project site was analyzed as a single tributary area, as depicted on both **Figure 10-2, Project Site Hydrology Map – Pre-Condition**, and **Figure 10-3, Project Site Hydrology Map – Post Condition**.

The *Drainage Report* concludes that the Project's proposed development will modestly increase the 100-year storm event water volume by 0.36 acre-feet (15,682 cubic feet). Therefore, to mitigate the increased volume, the Project site development plan is proposing an underground infiltration chamber system. The system has been designed to retain runoff through infiltration with a total volume capacity of 19,306 cubic feet. It should be noted that the previously-approved Project and its modification have exactly the same increase in 100-year storm event water volume and infiltration capacity. Therefore, there is no change from the *Prior MND*.

Project Water Quality Management Plan

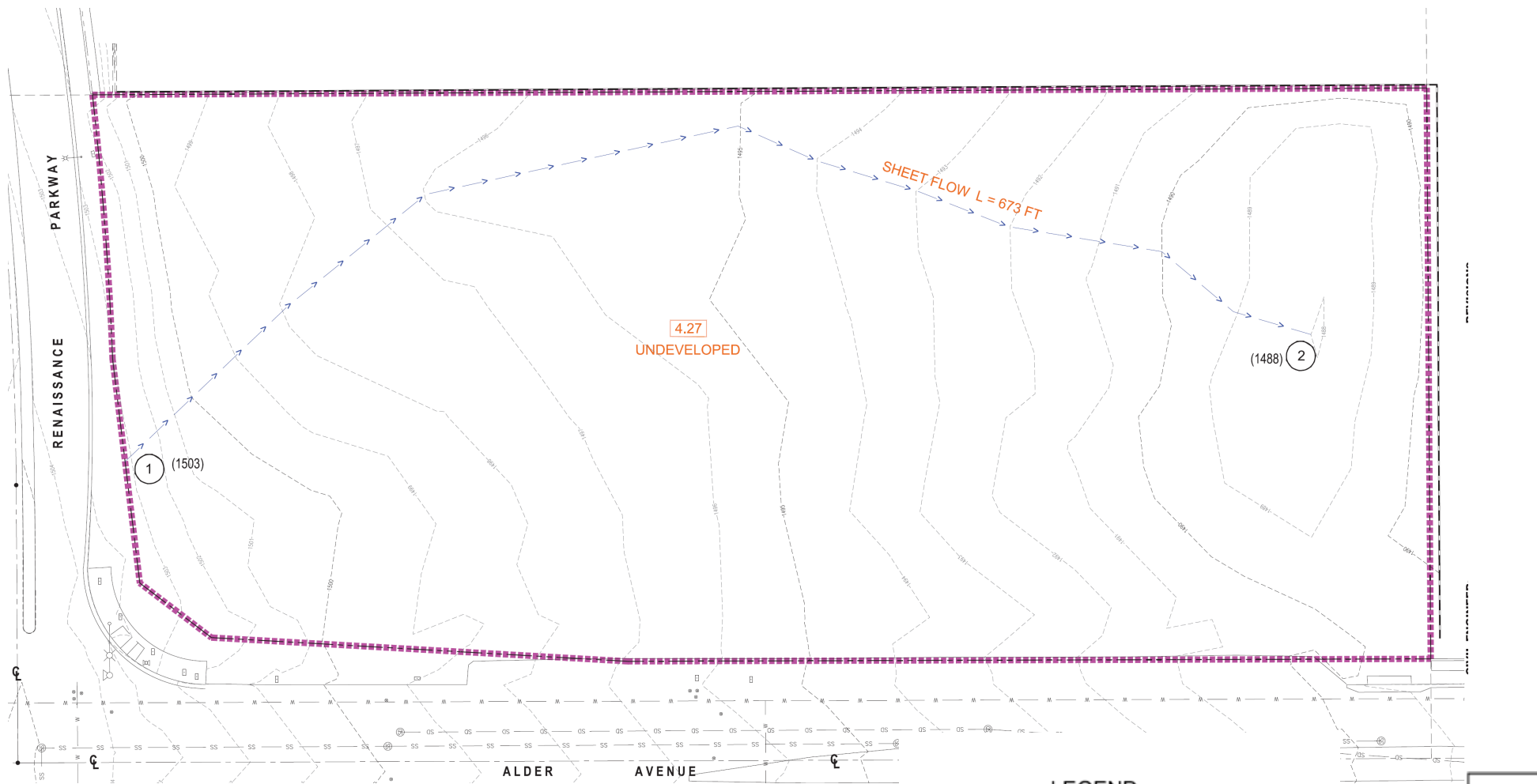
The Project will preserve the natural infiltration capacity that currently exists through the implementation of the *Project Water Quality Management Plan (PWQMP)* which, consistent with the *Drainage Report*, proposes an on-site underground infiltration basin to mitigate the effect of the increased water volume attributed to the development plan. In addition, the proposed Project development plan utilizes a minimum impervious area design to the maximum extent possible. It should be noted that both the Project as originally approved, as well as the Modified Project, will utilize the same on-site underground infiltration basin.

The proposed Project site development plan proposes a commercial Project consisting of three components including 1) a Gas Station with Convenience Store (C-Store) and Car Wash use, 2) a Truck Fueling Station, and 3) a Fast Food Restaurant with Drive Through. Associated improvements include paved driveways, paved parking areas, landscaping, and the onsite infiltration basin.

As proposed, the post development condition of the 4.27 acre (185,327 SF) Project site would consist of an impervious area (buildings, asphalt paving, concrete flatwork) totaling 150,565 square feet (81.3%) and a pervious area (landscaping, infiltration basin) totaling 34,762 square feet (18.7%). It should be noted that the Project as originally approved had approximately 82.5% impervious surfaces and 17.5% pervious surfaces.

This page left intentionally blank for pagination purposes.

**FIGURE 10-2
PROJECT SITE HYDROLOGY MAP – PRE-CONDITION**



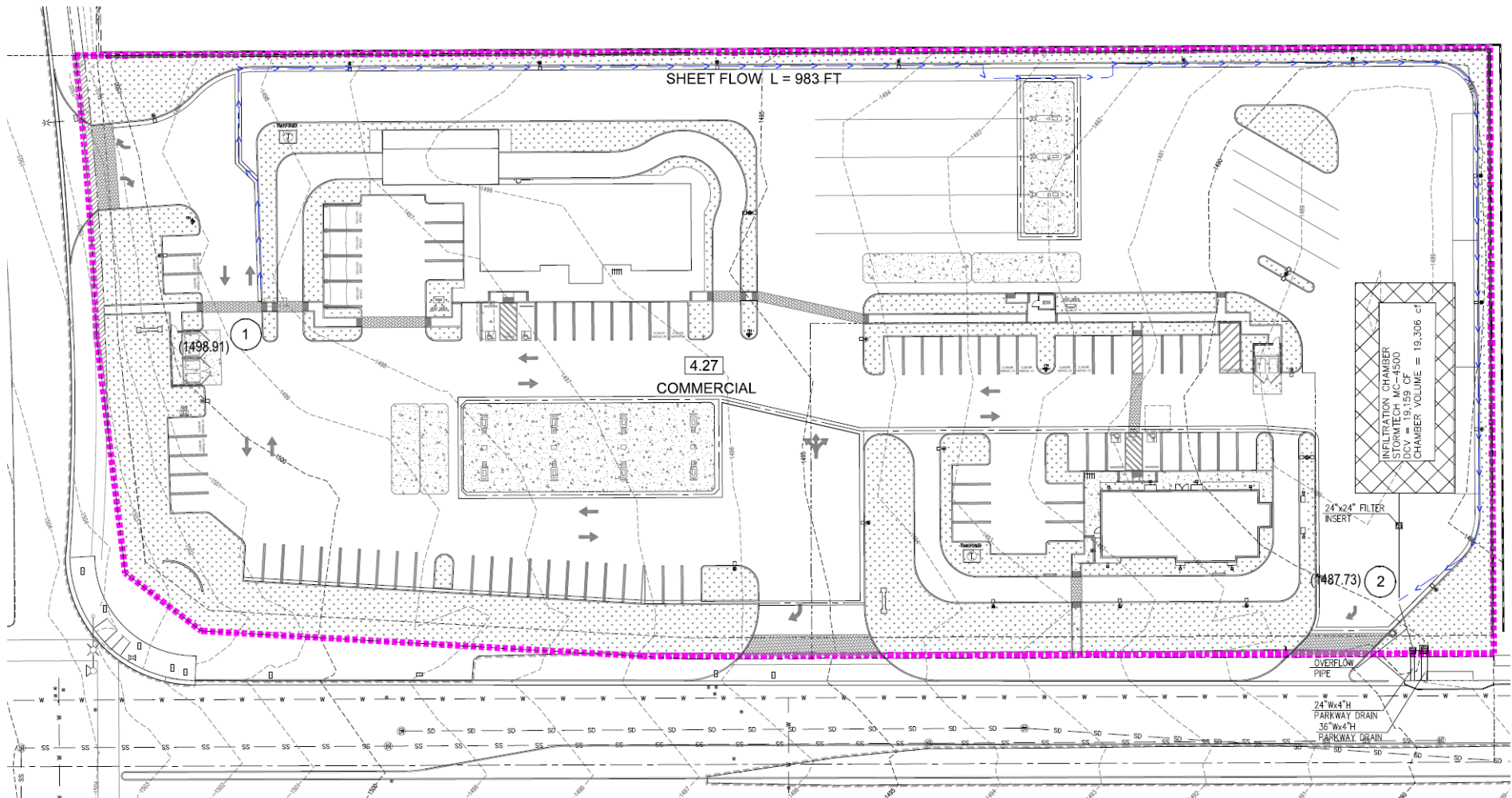
Source: Drainage Report (Appendix C1)

LEGEND:

- TRIBUTARY AREA LINE
- 1.15 TRIBUTARY AREA IN ACRE
- UNDEVELOPED LAND USE
- 1 (309.00) EXISTING ELEVATION
- 1 (309.00) NODE NUMBER
- → → FLOW PATH



**FIGURE 10-3
PROJECT SITE HYDROLOGY MAP – POST CONDITION**



Source: Drainage Report (Appendix C1)

LEGEND:

- - - - - TRIBUTARY AREA LINE
- 1.15 TRIBUTARY AREA IN ACRE
- UNDEVELOPED LAND USE
- EXISTING ELEVATION
- 1 (309.00) NODE NUMBER
- → → FLOW PATH



Post development drainage for the Project consists of directing onsite runoff into storm drain inlets that discharge into the proposed underground infiltration chamber to be located adjacent to the south end of the Project site. Overflow from the infiltration chamber will in turn discharge into the existing offsite public storm drain located in Alder Avenue as depicted on **Figure 10-3**.

The *PWQMP* delineates a single Drainage Management Area (DMA) for the Project site, identified as DMA A. Reference **Table 10-1, Proposed Project Runoff Characteristics**.

**Table 10-1
Proposed Project Runoff Characteristics**

Drainage Management Area	Area		Proposed BMP	Required Design Capture Volume (ft ³)	Proposed Capture Volume (ft ³)	Minimum Design Capture Volume (ft ³) Met?
	Sq. Ft.	Acres				
DMA A	185,972	4.27	Infiltration Basin	15,682	19,159	Yes
sq. ft. = Square feet ft ³ = cubic feet BMP = Best Management Practice						

As set forth in the *PWQMP*, the Project Infiltration BMP basin does not pose a significant risk for groundwater related concerns.

The infiltration basin design criteria for the Project included unit hydrograph calculations performed for the pre-Project and post-Project conditions for the 10-year and 100-year storm events and for 1-hour, 3-hour, 6-hour and 24-hour storm durations.

No component of the proposed Project will deplete groundwater supplies. The Project design, as depicted on the Project plans and the *PWQMP*, will allow for water to percolate back into the ground and allow for groundwater recharge (reference **Standard Condition SC-HYD-3**). This will offset any impacts from the other non-pervious elements contained in the proposed Project.

Therefore, implementation of the proposed Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. Any impacts are considered less than significant.

It should be noted that, although the Modified Project actually slightly decreases the amount of Proposed Capture Volume from 19,306 sf² to 19,159 sf², the required Design Capture Volume remains the same. Therefore, the Modified Project will still have a less than significant impact to hydrology. No further impacts are anticipated as a result of the modifications to the Project.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c.i) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 10.c.i) of the *Prior MND*, here are no streams or rivers within, contiguous to, or adjacent to the Project site; see **Figure 7-1, Surrounding Topography**, provided in Section 7. Geology and Soils of this Initial Study Addendum.

Additionally, Section 10.b) of this Initial Study Addendum concluded that the modifications to the Project will not create any new impacts pertaining to hydrology and drainage.

Post development drainage for the Project consists of directing onsite runoff into storm drain inlets that discharge into the proposed underground infiltration chamber to be located adjacent to the south end of the Project site. Overflow from the infiltration chamber will in turn discharge into the existing offsite public storm drain located in Alder Avenue.

There are no streams or rivers within, contiguous to, or adjacent to the Project site, and through implementation of the underground infiltration chamber system, the proposed Project, would not substantially increase runoff that would contribute to downstream erosion or siltation.

Implementation of the *PWQMP* (reference **Standard Condition SC-HYD-3**) ensures that the post-Project development of the site, which substantially increases the impervious area of the Project site, does not cause or result in substantial on- or off-site erosion or siltation. Any impacts will be less than significant. This Standard Condition was imposed on the Project as originally proposed and is carried forward to this Modified Project.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c.ii) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 10.c.ii) of the *Prior MND*, development of the proposed Project would increase of the impervious surface area on the Project site from zero percent (0%) at

present, to 81.3% upon completion of construction.

The Project would mitigate for the increased volume caused by the increased impervious surface area via the construction of an underground infiltration chamber to be located near the south end of the Project site.

With implementation of the underground infiltration chamber system as part of the Project design, impacts related to the alteration of the existing drainage pattern in a manner that would result in on- or off-site flooding would be less than significant.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c.iii) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 10.c.iii) in the *Prior MND*, development of the proposed Project would increase the impervious area on the Project site from zero percent (0%) to 82.5%. The modifications to the Project will reduce the impervious percentage to 81.3%. The Project would mitigate for the increased runoff volume caused by the increased impervious surface area via the construction of an onsite underground infiltration chamber.

Post development drainage for the Project consists of directing onsite runoff into storm drain inlets that discharge into the proposed underground infiltration chamber to be located adjacent to the south end of the Project site. Overflow from the infiltration chamber will in turn discharge into the existing offsite public storm drain located in Alder Avenue.

Various stormwater and drainage infrastructure improvements were recently extended/ installed in the Project vicinity to accommodate the new logistics based development within the Renaissance Specific Plan, which replaced the former Rialto Airport use, dating back to 2010.

According to the Renaissance Specific Plan Amendment – Draft Environmental Impact Report, additional storm drains were required to service the new development, including the Target Food Distribution Center located contiguous east and south of the Project site, and other distribution warehouse development proximate to the Project site in the Specific Plan.

The existing storm drain located contiguous to the Project site in Alder Avenue is an underground 48" RCP pipe identified as Line C. Line C extends within the Alder Avenue right-of-way south past Walnut Street to Micro Way, and thence east through the Renaissance Specific Plan (RSP) to Ayala Drive before discharging into Cactus Basin No. 3 through an 84" storm drain.

The storm drainage system within the RSP was engineered to accommodate the planned development within the specific plan area, inclusive of the Project site.

The proposed Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would 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. Any impacts would be less than significant. The modifications made to the Project will not introduce any new impacts that have not been previously analyzed.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c.iv) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 10.c.iv) of the *Prior MND*, development of the proposed Project would increase the impervious area on the Project site from zero percent (0%) to 82.5%. The modifications to the Project will reduce the impervious area on the Project site to 81.3%. The Project would mitigate for the increased runoff volume caused by the increased impervious surface area via the construction of an onsite underground infiltration chamber in compliance with the *PWQMP* (reference **Standard Condition SC-HYD-3**).

Post development drainage for the Project consists of directing onsite runoff into storm drain inlets that discharge into the proposed underground infiltration chamber to be located adjacent to the south end of the Project site. Overflow from the infiltration chamber will in turn discharge into the existing offsite public storm drain located in Alder Avenue.

With adherence to the *PWQMP*, the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows. Any impacts will be less than significant. The Standard Condition imposed on the prior Project will be carried forward to the Modified Project and is referenced herein.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?				X

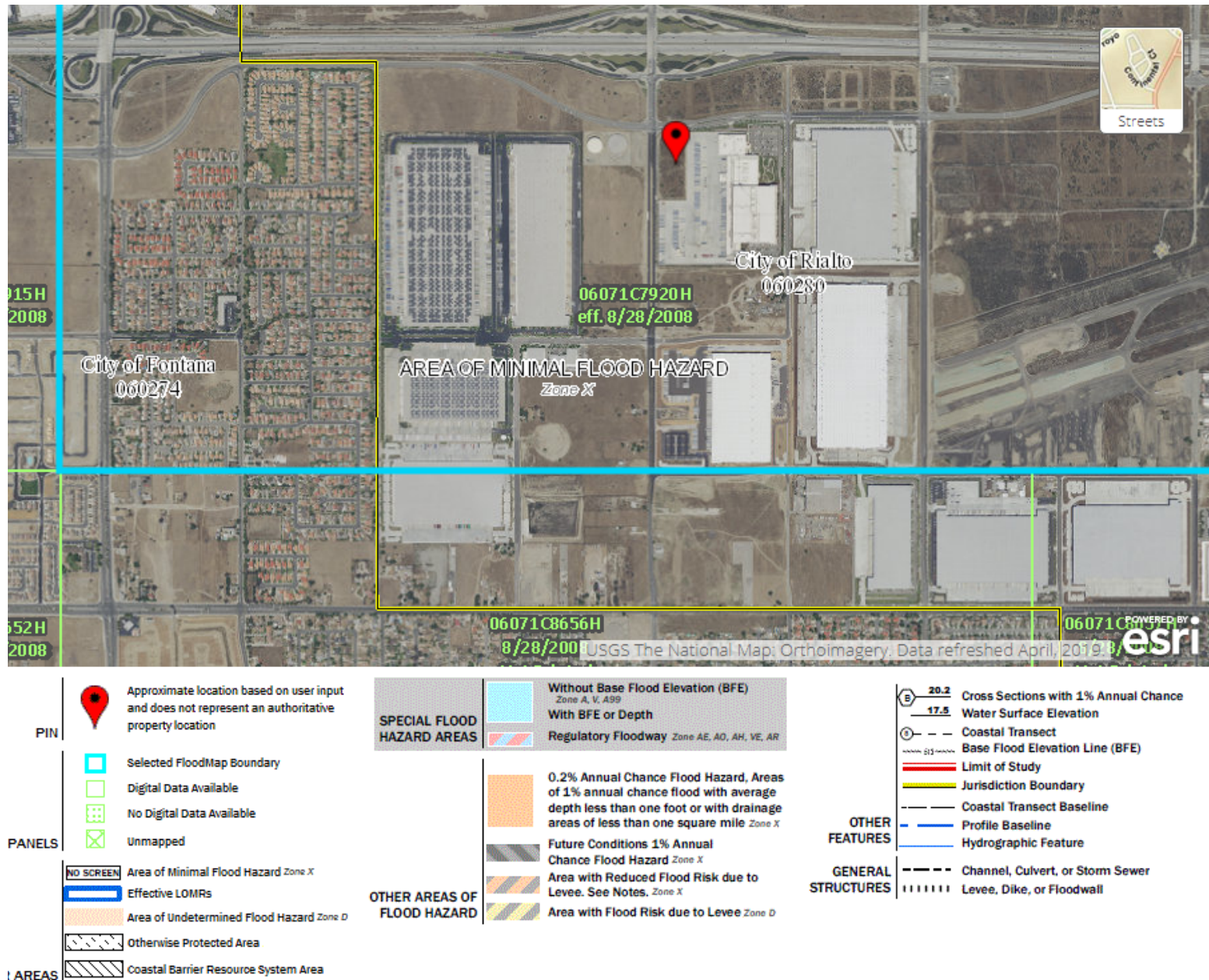
No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 10.d) of the *Prior MND*, the Project site is not located within a FEMA designated flood hazard area or a local City/County designated "Flood Hazard Area." Reference **Figure 10-4, *FEMA Firmette Map***.

The Project site is located approximately 47 miles northeast of the nearest coastline (Pacific Ocean); therefore, the risk associated with tsunamis is negligible.

This page left intentionally blank for pagination purposes.

**FIGURE 10-4
FEMA FIRMETTE MAP**



Source: <https://msc.fema.gov/portal/search?AddressQuery=ALDER%20AVENUE%20AND%20RENAISSANCE%20AVENUE%20RIALTO%2C%20CA#searchresultsanchor>

This page left intentionally blank for pagination purposes.

Similarly, the Project site is not located adjacent to a body of water; a seiche is a run-up of water within a lake or embayment triggered by fault or landslide induced ground displacement. The Project site is located approximately fifteen (15) miles southwest of Lake Arrowhead and twenty (20) miles northeast of the Prado Dam. Therefore, the risk associated with a seiche is negligible.

Based on the above, the risk of pollutant release due to Project inundation caused by a flood, tsunami, or seiche is not applicable. There will be no impact. The modifications to the Project as originally approved will not introduce any new impacts pertaining to flood control.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in the *Prior MND*, the *PWQMP* has been prepared specifically to comply with the requirements of the City of Rialto and the NPDES Areawide Stormwater Program requiring the preparation of a *WQMP*. Implementation of the provisions of the *PWQMP* will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with San Bernardino County's Municipal Storm Water Management Program and the intent of the NPDES Permit for San Bernardino County and the incorporated cities of San Bernardino County within the Santa Ana Region.

The Project site is located in the Santa Ana Region Watershed, within the jurisdiction of the Santa Ana Regional Board, where discharges from the City of Rialto/San Bernardino County's Phase I MS4s are regulated through the MS4 Permit (Order No. R8-2010-0036 NPDES Permit No. CAS618036), pursuant to Section 402(p) of the Federal Clean Water Act.

With adherence to, and implementation of the conclusions and recommendations set forth in the *PWQMP* the Project site development plan will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Any impacts will be less than significant. The modifications to the Project as originally approved will not introduce any new impacts pertaining to flood control.

Standard Conditions and Requirements

SC-HYD-1 Site Drainage Plan. A site drainage plan is required by the City of Rialto and will be reviewed by the City Engineering Department. The final grading and drainage plan will be approved by the City Engineering Department during plan check review.

SC-HYD-2 SWPPP. Erosion and siltation reduction measure BMPs contained in the required SWPPP will be implemented during construction. At the completion of construction, the Project will consist of impervious surfaces, landscaped planters, and a post-construction BMP (underground infiltration chamber).

- SC-HYD-3** WQMP. The Project proponent has submitted a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.
- SC-HYD-4** Storm Drainage Facilities. The Project applicant shall pay Development Impact Fees (DIF) for commercial development at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever occurs first. DIF for nonresidential development shall be paid prior to the issuance of a building permit.
- SC-HYD-5** Wastewater. All wastewater associated with the Project's interior plumbing systems will be discharged into the local sewer system for treatment at the regional wastewater treatment plant.

Each of these Standard Conditions that have been imposed on the prior Project are still relevant to the Modified Project.

Mitigation Measures

No mitigation measures are required.

11. LAND USE AND PLANNING.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Analysis of Project Effect and Determination of Significance:

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Physically divide an established community?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 11.a) of the *Prior MND*, land uses surrounding the site include both vacant and developed land zoned for commercial, business, utility, and employment uses, per the Renaissance Specific Plan. Reference **Table 1, Surrounding Land Uses** and **Figure 9, Aerial Photo**, provided in Section I. of this Initial Study Addendum.

In addition, the Project does not propose construction of any roadway, permanent flood control channel, or other structure that will physically divide any portion of the community. No impact will occur.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction adopted for the purpose of avoiding or mitigating an environmental effect?				X

No Substantial Change from Previous Analysis – No Impact

As was discussed in Section 11.b.) of the *Prior MND*, the Project will not result in a land use significant environmental and use impact due to a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction adopted for the purpose of avoiding or mitigating an environmental effect. No impact will occur. It should be noted that the Modifications to the Project does not affect the consistency of any applicable land use plan.

Standard Conditions and Requirements

No standard conditions or requirements are applicable.

Mitigation Measures

No mitigation measures are required.

12. MINERAL RESOURCES.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Analysis of Project Effect and Determination of Significance:

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 12.a) of the *Prior MND*, the Project site is located within Planning Area 21 (PA21) of the Renaissance Specific Plan. PA21 has a Freeway Commercial (FC) Land Use Designation. According to Table 3-2, General Permitted Uses of the Specific Plan, mining operations are not listed a permitted, conditionally permitted or prohibited use. In addition, the Project site has not been used historically for mining operations. Lastly, the Project site is located in an area that either developed or planned to be developed with non-mining uses. The Modifications to the Project do not affect the impact to mineral resources.

Therefore, the Project will not 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. No impacts will occur.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 12.b) of the *Prior MND*, the Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts will occur. The modifications to the Project will not introduce any additional impacts to mineral resources.

Standard Conditions and Requirements

None required.

Mitigation Measures

No mitigation measures are required.

13. NOISE.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (Prior MND, **Appendix A**); and Rialto Center and Gas Station Traffic, VMT, Noise, Air Quality, Greenhouse Gas, and Energy Study Supplemental Memorandum Letter, City of Rialto, prepared by RK Engineering Group, Inc., December 29, 2020 (Supplemental Memo, **Appendix B**).*

Analysis of Project Effect and Determination of Significance:

Note: Any tables or figures in this section are from the *Prior MND* and/or *Supplemental Memo*, unless otherwise noted.

Would the Project result in?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	

No Substantial Change from Previous Analysis - Less Than Significant Impact

Overview

The Project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project during construction. These impacts are of short duration and will terminate once the construction phase of the Project is completed. In addition, construction shall not occur between the hours of 7:00 p.m. and 6:00 a.m. during the months of May through September; and between the hours of 5:30 p.m. and 7:00 a.m. during the months of October through April. No construction activity shall occur on Sundays or nationally recognized holidays. There will be no significant construction noise impacts with the incorporation of **Design Feature NOI-DF-1** through **NOI-DF-3** (provided under Standard Conditions and Requirements) as best management practices.

Fundamentals of Noise

This section provides basic information about noise and presents some of the terms used in this Section.

- **Sound, Noise, and Acoustics**

The sound is a disturbance created by a moving or vibrating source and is capable of being detected by the hearing organs. The sound may be thought of as mechanical energy of a moving object transmitted by pressure waves through a medium to a human ear. For traffic

or stationary noise, the medium of concern is air. *Noise* is defined as sound that is loud, unpleasant, unexpected, or unwanted.

- **Frequency and Hertz**

A continuous sound is described by its *frequency* (pitch) and its *amplitude* (loudness). Frequency relates to the number of pressure oscillations per second. Low-frequency sounds are low in pitch (bass sounding) and high-frequency sounds are high in pitch (squeak). These oscillations per second (cycles) are commonly referred to as Hertz (Hz). The human ear can hear from the bass pitch starting out at 20 Hz all the way to the high pitch of 20,000 Hz.

- **Sound Pressure Levels and Decibels**

The *amplitude* of a sound determines its loudness. The loudness of sound increases or decreases, as the amplitude increases or decreases. Sound pressure amplitude is measured in units of micro-Newton per square inch meter (N/m²), also called micro-Pascal (μPa). One μPa is approximately one hundred billionths (0.0000000001) of normal atmospheric pressure. Sound pressure level (SPL or L_p) is used to describe in logarithmic units the ratio of actual sound pressures to a reference pressure squared. These units are called decibels and abbreviated as dB.

- **Addition of Decibels**

Because decibels are on a logarithmic scale, sound pressure levels cannot be added or subtracted by simple plus or minus addition. When two (2) sounds of equal SPL are combined, they will produce an SPL 3 dB greater than the original single SPL. In other words, sound energy must be doubled to produce a 3dB increase. If two (2) sounds differ by approximately 10 dB the higher sound level is the predominant sound.

- **Human Response to Changes in Noise Levels**

In general, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz, (A-weighted scale) and it perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. The A-scale weighing is typically reported in terms of A-weighted decibel (dBA). Typically, the human ear can barely perceive the change in the noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. As previously discussed, a doubling of sound energy results in a 3 dB increase in sound, which means that a doubling of sound energy (e.g., doubling the volume of traffic on a highway), would result in a barely perceptible change in sound level.

- **Noise Descriptors**

Noise in our daily environment fluctuates over time. Some noise levels occur in regular patterns, others are random. Some noise levels are constant, while others are sporadic. Noise descriptors were created to describe the different time-varying noise levels. Following are the most commonly used noise descriptors along with brief definitions.

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the

very low and very high-frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-Pascal's.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time-varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly, L50, L90, and L99, etc.

Noise: Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Outdoor Living Area: Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).

Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dBA level which, if it lasted for one (1) second, would produce the same A-weighted sound energy as the actual event.

- **Traffic Noise Prediction**

Noise levels associated with traffic depends on a variety of factors: (1) volume of traffic, (2) speed of traffic, (3) auto, medium truck (2 – 6 wheels) and heavy truck percentage (3 axles and greater), and sound propagation. The greater the volume of traffic, higher speeds and truck percentages equate to a louder volume of noise. A doubling of the Average Daily Traffic (ADT) along a roadway will increase noise levels by approximately 3 dB.

- **Sound Propagation**

As sound propagates from a source it spreads geometrically. The sound from a small, localized source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates at a rate of 6 dB per doubling of distance. The movement of vehicles down a roadway makes the source of the sound appear to propagate from a line (i.e., line source) rather than a point source. This line source results in the noise propagating from a roadway in a cylindrical spreading versus a spherical spreading that results from a point source. The sound level attenuates for a line source at a rate of 3 dB per doubling of distance.

As noise propagates from the source, it is affected by the ground and atmosphere. Noise models use the hard site (reflective surfaces) and soft site (absorptive surfaces) to help calculate predicted noise levels. Hard site conditions assume no excessive ground absorption between the noise source and the receiver. Soft site conditions such as grass, soft dirt or landscaping attenuate noise at an additional rate of 1.5 dB per doubling of distance. When added to the geometric spreading, the excess ground attenuation results in an overall noise attenuation of 4.5 dB per doubling of distance for a line source and 6.0 dB per doubling of distance for a point source.

Research has demonstrated that atmospheric conditions can have a significant effect on noise levels when noise receivers are located 200 feet from a noise source. Wind, temperature, air humidity, and turbulence can further impact how far sound can travel.

- **Land Use Compatibility**

The City of Rialto describes the adopted policies for noise/land use compatibility in the General Plan Noise Chapter. Noise compatibility is reviewed to determine the Project's compatible with the surrounding land uses. The City's Noise Element is provided in Appendix A of the *Noise Study* for the *Prior MND*.

Table 13-1, *Rialto Noise Guidelines for Land Use Planning*, shows the normally acceptable community noise exposure levels (CNEL) for the Project site and surrounding landuses.

**Table 13-1
Rialto Noise Guidelines for Land Use Planning**

Land Use	Noise Limit (CNEL)			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
LI- Light Industrial	<55-70	70-75	75-80	<80
GC- General Commercial	<55-65	65-75	75-80	<80

Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction.

Conditionally Acceptable: New construction or development should be undertaken only after detailed analysis of the noise reduction requirements are made.

Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made.

Clearly Unacceptable: New construction or development should generally not be undertaken.

- Rialto Interior and Exterior Noise Standards

Noise generated on the Project that crosses the boundary of an adjoining use is regulated by the interior and exterior noise standards in the City of Rialto Renaissance Specific Plan Amendment – 4.6 Noise. **Table 13-2, *City of Rialto Interior and Exterior Noise Standards*** shows the interior and exterior noise standards for surrounding land uses established in the Renaissance SPA Final Recirculated Subsequent EIR.

**Table 13-2
City of Rialto Interior and Exterior Noise Standards**

Land Use Category	CNEL Energy	
	Interior	Exterior
Commercial Industrial Institutional (Manufacturing, Warehouse, Wholesale, Utilities)	65 dBA	--

Source: Renaissance SPA Final Recirculated Subsequent EIR.

The City of Rialto Municipal Code does not provide any exterior noise standard for the land uses (warehouse, wholesale and utilities) surrounding the Project.

Study Method and Procedures

The following discussion describes the measurement procedures, measurement locations, and noise modeling procedures and assumptions used in the noise analysis.

- **Measurement Procedures and Criteria**

Noise measurements are taken to determine the existing noise levels. A noise receiver or receptor is any location in the noise analysis in which noise might produce an impact. The following criteria are used to select measurement locations and receptors:

- Locations expected to receive the highest noise impacts, such as the first row of houses;
- Locations that are acoustically representative and equivalent of the area of concern;
- Human land usage; and
- Sites clear of major obstruction and contamination.

Sound level measurements were conducted in accordance with Caltrans technical noise specifications. All measurement equipment meets American National Standards Institute (ANSI) specifications for sound level meters (S1.4-1983 identified in Chapter 19.68.020.AA).

A Piccolo-II Type 2 sound level meter was used to conduct short-term (10-minute) noise measurements.

The Leq, Lmin, Lmax, L2, L8, L25, and L50 statistical data were recorded over the measurement time period intervals and the information was utilized to define the noise characteristics for the Project. The following gives a brief description of the Caltrans Technical Noise Supplement procedures for sound level measurements:

- Microphones for sound level meters were placed five (5) feet above the ground for all short-term noise measurements;
- Sound level meters were calibrated before and after each measurement;
- Following the calibration of equipment, a windscreen was placed over the microphone;
- Frequency weighting was set on "A" and slow response;
- Results of the short-term noise measurements were recorded on field data sheets;
- During any short-term noise measurements, any noise contaminations such as barking dogs, local traffic, lawn mowers, or aircraft fly-overs were noted; and
- Temperature and sky conditions were observed and documented.

Existing Noise Environment

The existing noise environment for the Project site and surrounding areas has been established based on collected noise measurement data. Noise measurement data indicates that traffic noise propagating from the adjacent roadways, as well as activities from the surrounding properties are the main sources of ambient noise at the Project site and surrounding area.

- **Short-Term (10-Minute) Noise Measurement Results**

Using a Piccolo-II Type 2 sound level meter, two (2) 10-minute noise measurements were recorded at the surrounding property lines. Short term noise measurements are conducted during normal daytime hours and considered samples of typical ambient conditions. The Leq, Lmin,

L_{max}, L₂, L₈, L₂₅, and L₅₀, statistical data were reported over the 10-minute period. The information was utilized to define the noise characteristics for the Project.

The following details and observations are provided for the short-term noise measurements. The results of the short-term (ST) measurements are presented in **Table 13-3, Short-Term Noise Measurement Results**.

Table 13-3
Short-Term Noise Measurement Results¹

Site No.	Time Started	L _{eq}	L _{min}	L _{max}	L ₂	L ₈	L ₂₅	L ₅₀
ST-1	11:35 AM	55.9	50.6	68.8	62.4	58.8	55.6	53.4
ST-2	11:49 AM	56.4	52.2	75.6	61.1	58.5	56.3	54.5

¹ Noise measurements conducted for 10-minute intervals during normal daytime conditions.

ST-1 Measurement taken at approximately 5 feet from the eastern wall adjacent to the industrial property line and 370 feet from the northern property line. Ambient noise includes activities from the adjacent distribution center and traffic noise from North Alder Avenue and West Renaissance Parkway.

ST-2 Measurement taken at approximately 5 feet from the southern wall adjacent to the industrial property line and 240 feet from the western property line. Ambient noise includes traffic noise from activities from the adjacent distribution and traffic noise from North Alder Avenue and West Renaissance Parkway.

Construction Noise Impact

This section provides analysis and discussion of temporary construction noise impacts from the Project. The degree of construction noise will vary depending on the phase of construction and type of construction activity. The nearest sensitive land uses to the Project are considered to be the existing residential homes located approximately 2,700 feet to the west of the Project site.

The Environmental Protection Agency (EPA) has compiled data regarding the noise generation characteristics of typical construction activities. The data is presented in **Table 13-4, Typical Construction Noise Levels** and shows that typical construction equipment can have noise impacts over 90 decibels.

**Table 13-4
Typical Construction Noise Levels¹**

Type	Noise Levels (dBA) at 50 Feet
Earth Moving	
Compactors (Rollers)	73 - 76
Front Loaders	73 - 84
Backhoes	73 - 92
Tractors	75 - 95
Scrapers, Graders	78 - 92
Pavers	85 - 87
Trucks	81 - 94
Materials Handling	
Concrete Mixers	72 - 87
Concrete Pumps	81 - 83
Cranes (Movable)	72 - 86
Cranes (Derrick)	85 - 87
Stationary	
Pumps	68 - 71
Generators	71 - 83
Compressors	75 - 86
Impact Equipment	
Pneumatic Wrenches	82 - 87
Jack Hammers, Rock Drills	80 - 99
Pile Drivers (Peak)	95-105
Other	
Vibrators	68 - 82
Saws	71 - 82

¹ Referenced Noise Levels from the Environmental Protection Agency (EPA)

Project construction impacts are of short duration and will terminate once the construction phase of the Project is completed. In addition, construction shall not occur between the hours of 7:00 p.m. and 6:00 a.m. during the months of May through September; and between the hours of 5:30 p.m. and 7:00 a.m. during the months of October through April. No construction activity shall occur on Sundays or nationally recognized holidays. There will be no significant construction noise impacts with the incorporation of **Design Feature NOI-DF-1** through **NOI-DF-3** as best management practices.

- Stationary Noise Modeling

On-site stationary noise sources were analyzed using SoundPLAN™ noise modeling software. SoundPLAN™ is a standards-based program that incorporates more than twenty national and

international noise modeling guidelines. The following noise prediction standards were used during the performance of this Project:

- TNM 3.0 (TNM 2.5)
- FTA/FRA - HSGT: 2005 (FTA/FRA – HSGT;2005)
- RMR 2002 (EU-Interim) (RMR2002)
- ISO 9613-2: 1996
- Nord2000

Projected noise levels from SoundPLAN™ are based on the following key parameters:

- Developing three-dimensional noise models of the Project,
- Predicting the Project noise levels at the selected community locations and
- Comparing the predicted noise with the existing community ambient noise levels at the receptor locations.

The sides of the residential buildings, walls, etc. were modeled as reflective surfaces and also as diffractive bodies. The noise sources are shown as red spheres (point sources) and red surfaces (area sources). A light blue line outlines the perimeter of each operation. The surrounding roads are displayed as grey surfaces. Most of the ground within the Project site and adjacent areas are covered with gravel, concrete or asphalt.

The main sources of potential on-site stationary noise impacts to adjacent land uses would include noise from HVAC equipment, cars/trucks circulating and idling within the parking lot, including truck loading, deliveries and speakerphone noise at the drive-through.

1. Parking Lot Noise

Parking lot noise would occur from vehicles and trucks entering and exiting the site, idling, exhaust, loading and delivery activities, doors slamming, tires screeching, people talking, and the occasional horn honking. Parking lot noise would occur throughout the site and is assessed by using referenced noise levels in the SoundPLAN model. Parking lot noise is based on the type of vehicle and number of movements per hour. Referenced noise levels for parking lot activities are based on the SoundPLAN™ standard *Parkplatzlärmstudie 2007*. Key inputs for parking lot noise include size of area source, number of movements per hour, type of vehicles, and number of parking spaces within each lot.

2. HVAC Equipment Noise

To estimate noise level impacts from on-site HVAC noise sources, reference noise levels are utilized. Referenced noise levels represent similar noise sources operating under similar conditions as would be found on the Project site. **Table 13-5, HVAC Referenced Noise Levels**, indicates the referenced noise levels for on-site HVAC sources. The noise measurement data indicates the distance the microphone was placed from the noise source and the statistical data.

**Table 13-5
HVAC Referenced Noise Levels¹**

Source ¹	Distance from Source (feet)	Noise Levels (dBA)	
		L _{eq}	L _{max}
HVAC Equipment	6.0	88.5	88.5

¹ Referenced noise levels measured over a 1-minute period.

There will be no significant operational noise impacts from HVAC sources with the incorporation of **Design Feature NOI-DF-4** as best management practices. **Design Feature NOI-DF-4** is part of the Project design and/or conditions of approval and is not considered mitigation measures. These design measures would be implemented regardless of the results of the *Noise Study* for the *Prior MND* during operation of the Project.

3. Drive-Thru Speakerphone Noise

The Project will have one drive-thru restaurant aisle located along the eastern property line adjacent to the restaurant. Stationary source noise would be generated by the speakerphone ordering system. **Table 13-6, Drive-Thru Speakerphone Noise Levels**, indicates the referenced noise levels for on-site Drive-Thru Speakerphone noise.

**Table 13-6
Drive-Thru Speakerphone Noise Levels¹**

Source ¹	Distance from Source (feet)	Noise Levels (dBA)	
		Leq	Lmax
Drive-Thru Speakerphone	3.0	82.8	85.9

¹ Referenced noise levels measured over a 1-minute period.

Modifications to the previously-approved Project include the removal of the quick-serve restaurant within the Convenience Store, as well as the installation of a drive-through car wash facility. Other ancillary activities include several parking spaces that will have automobile vacuum cleaners installed. **Table 13-6a, Car Wash Noise Levels**, indicates the referenced noise levels for on-site car cleaning facilities.

**Table 13-6a
Referenced Car Wash Noise Levels¹**

Source ¹	Distance from Source (feet)	Noise Levels (dBA)	
		Leq	Lmax
Car Wash Tunnel	3.0	94.6	101.8
Vacuum Stalls	3.0	95.7	99.1

¹ Referenced noise levels measured over a 1-minute period.

To estimate the future noise levels during typical operational conditions, referenced noise levels are input into SoundPLAN and projected to the nearest sensitive receptor locations. Adjusted noise levels are based on the distance of the receptor location relative to the noise source, local topography and physical barriers including buildings and sound walls. The noise levels assume that the stationary sources are operating continuously during both daytime and nighttime hours, when in reality will likely operate only intermittently throughout daily operations.

On-site stationary noise impacts are assessed at all adjacent property lines surrounding the Project site. Existing land uses surrounding the Project site include; existing vacant land to the north and west and light industrial land uses to the south and east.

The results of the noise impact analysis are shown in the **Table 13-7, *Daytime Noise Impact Analysis (dBA)*** and **Table 13-8, *Daytime Noise Impact Analysis (dBA)***.

**Table 13-7
Daytime Noise Impact Analysis (dBA)**

Receptor	Location	Daytime Exterior Noise Level (dBA)					
		Project Noise Contribution (Leq)	Existing Ambient Noise Levels (Leq)	Existing Plus Project Noise Levels (Leq)	Change in Ambient Noise Levels (Leq)	City of Rialto Exterior Noise Limit (Leq)	Significant Impact (?)
Receiver at PL-1	East	52.1	55.9	57.4	1.5	--	No
Receiver at PL-2		52.4		57.5	1.6		No
Receiver at PL-3		48.9		56.7	0.8		No
Receiver at PL-4	South	45.0	56.4	56.7	0.3	--	No

**Table 13-8
Nighttime Noise Impact Analysis (dBA)**

Receptor	Location	Nighttime Exterior Noise Level (dBA)					
		Project Noise Contribution (Leq)	Existing Ambient Noise Levels (Leq)	Existing Plus Project Noise Levels (Leq)	Change in Ambient Noise Levels (Leq)	City of Rialto Exterior Noise Limit (Leq)	Significant Impact (?)
Receiver at PL-1	East	52.1	55.9	57.4	1.5	--	No
Receiver at PL-2		52.4		57.5	1.6		No
Receiver at PL-3		48.8		56.7	0.8		No
Receiver at PL-4	South	44.7	56.4	56.7	0.3	--	No

The noise analysis considers all Project noise sources operating simultaneously during daytime (7 a.m. to 10 p.m.) and nighttime (10 p.m. to 7 a.m.) hours at the nearest adjacent property lines. The result is worst case assessment of future noise levels, as not all noise sources would typically be in use at the same time.

The City of Rialto Municipal Code does not specify exterior noise standards for the land uses (warehouse, wholesale and utilities) surrounding the Project. Therefore, the exterior Project noise levels are considered to be acceptable from a noise control standpoint. The City limits interior noise levels for warehousing/industrial uses to 65 dBA CNEL. Given that the maximum Project noise level contribution to the eastern or southern property line is 52.0 dBA and considering the additional noise attenuation from distance and building shell design, Project noise impacts to interior areas at the surrounding land uses are considered less than significant.

The nearest sensitive land uses to the Project are considered to be the existing residential homes located approximately 2,750 feet to the west of the Project site. At this distance, Project generated noise levels would significantly attenuate from the site, thus resulting in no potential significant impacts to the nearest residential uses. It should be noted that the modifications to the Project will introduce different noise sources, but those impacts will still be below the threshold of the Residential Noise Standard as established by the City of Rialto.

Typically, the human ear can barely perceive the change in the noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. For purposes of this analysis, a significant change in the ambient noise at the surrounding industrial properties is considered 5dB.

The change in existing noise levels at the adjacent property lines as a result of the Project would be range from approximately 0.3 dBA to 1.5 dBA during daytime hours and 0.3 to 1.6 dBA during nighttime hours.

Therefore, the Project will not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. With the incorporation of **Design Features NOI-DF-1 through NOI-DF-4** as best management practices, Project impacts will remain less than significant. These design features were imposed on the previously-approved Project and are still applicable to the Modified Project.

Would the Project result in?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Generation of excessive groundborne vibration or groundborne noise levels?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 13.b) of the *Prior MND*, the Project would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. Any impacts will be less than significant. The modifications to the Project will not introduce any new significant sources of vibrations.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 13.c) of the *Prior MND*, the Project site is not located within the boundary of an airport land use plan.

The closest commercial airport is the Ontario International Airport located approximately 10½ miles southwest of the Project site. The San Bernardino International Airport (general aviation/cargo) is located approximately 10¼ miles southeast of the Project site, and the closest general aviation airport (Flabob Airport) is located approximately 9½ miles south of the Project site. No impacts are anticipated as it pertains to noise. The modifications to the Project will not change any impacts to noise generated from airports.

Standard Conditions and Requirements

The Project shall comply with **Project Design Features NOI-DF-1** through **NOI-DF-4**.

NOI-DF-1 The Project shall comply with the provisions in the City of Rialto Municipal Code Noise Chapter 9.50.070, which provides the following applicable exemptions and implementations related to construction noise:

- A. No person shall be engaged or employed or cause any other person to be engaged or employed, in any work of construction, erection, alteration, repair, addition, movement, demolition, or improvement to any building or structure except within the hours provided for by subsection B of this section.
- B. The permitted hours for such construction work are as follows:
 - a. October 1st through April 30th:
 - Monday – through Friday: 7:00 a.m. to 5:30 p.m.
 - Saturday: 8:00 a.m. to 5:00 p.m.
 - Sunday: No permissible hours
 - State holidays: No permissible hours
 - b. May 1st through September 30th:
 - Monday – Friday: 6:00 a.m. to 7:00 p.m.
 - Saturday: 8:00 a.m. to 5:00 p.m.
 - Sunday: No permissible hours
 - State holidays: No permissible hours

NOI-DF-2 During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices and equipment shall be maintained so that vehicles and their loads are secured from rattling and banging. Idling equipment should be turned off when not in use.

NOI-DF-3 Locate staging area, generators and stationary construction equipment as far from the north and east property line, as reasonably feasible.

During operations the Project shall not create a substantial permanent increase of 3 dBA or more to the daytime ambient noise level, or nighttime ambient noise levels and there will be no significant operational noise impacts with the incorporation of **Design Feature NOI-DF-4** as best management practices. **Design Feature NOI-DF-4** is part of the Project design and/or conditions of approval and is not considered mitigation measures. These design measures would be implemented regardless of the results of the *Noise Study* for the *Prior MND* during operation of the Project.

NIO-DF-4 All HVAC equipment shall be fully shielded or enclosed from line of sight of any adjacent property or outdoor habitable area on the site.

All of these Design Features imposed on the previously approved Project are still applicable to Modified Project.

Mitigation Measures

No mitigation measures are required.

14. POPULATION AND HOUSING.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Analysis of Project Effect and Determination of Significance:

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 14.a) of the *Prior MND*, the Project will not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Impacts will be less than significant. The modifications to the Project will not change the impacts associated with population and housing.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 14.b) of the *Prior MND*, the Project site is currently vacant. There is no existing housing (or residents) on the Project site. Project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. No impacts will occur. The modifications to the Project will not introduce any new impacts to population or housing.

Standard Conditions and Requirements

None are required.

Mitigation Measures

No mitigation measures are required.

15. PUBLIC SERVICES.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Analysis of Project Effect and Determination of Significance:

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:	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Fire protection?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 15.a) of the *Prior MND*, the proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities in order to maintain acceptable service ratios, response times and other performance objectives for fire protection. Any impacts are considered less than significant. The modifications to the Project will not change the impacts to Fire Department services.

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:	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Police protection?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 15.b) of the *Prior MND*, the proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities in order to maintain acceptable service ratios, response times and other performance objectives for police protection. Any impacts are considered less than significant. The modifications to the Project will not introduce any new impacts to Police protection.

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:	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Schools?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 15.c) of the *Prior MND*, the Project site is located within the Rialto Unified School District (RUSD). The proposed Project is subject to development impact fees for school facilities pursuant to Senate Bill 50 (see **Standard Condition SC-PS-4**). With the payment of these development impact fees, less than significant impacts will occur. The modifications to the Project will not introduce any new impacts to school facilities or services.

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:	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) Parks?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 15.d) of the *Prior MND*, demand for park and recreational facilities are generally the direct result of residential development. The proposed commercial Project will not generate residents that will demand off-site recreational facilities. The Project will not create additional demand for parkland. No impact will result. The modifications to the Project will not introduce any new impacts to park services.

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:	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
e) Other public facilities?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 15.e) of the *Prior MND*, impacts to library and medical services are typically

attributable to residential development. Therefore, the proposed commercial Project will result in a very limited impact to library services.

A less than significant impact will occur to libraries and health services as a result of the Project. The modifications to the Project will not introduce new impacts to other public services.

Standard Conditions and Requirements

- SC-PS-1** Development Impact Fee (DIF)/Fire Protection and Emergency Response Services. The Project applicant shall pay Development Impact Fees (DIF) prior to the issuance of a building permit.
- SC-PS-2** Municipal Code Section 15.28 (Fire Code). The Project shall comply with applicable version of Chapter 15.28 of the Municipal Code at the time of permit issuance.
- SC-PS-3** Development Impact Fee (DIF)/Police Protection Services. The Project applicant shall pay Development Impact Fees (DIF) prior to the issuance of a building permit.
- SC-PS-4** Prior to the issuance of a building permit for any commercial building, the Project applicant shall pay the most recent developer fee to the RUSD.

These Standard Conditions were imposed on the original Project and are still relevant to the Modified Project.

Mitigation Measures

No mitigation measures are required.

16. RECREATION.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Analysis of Project Effect and Determination of Significance:

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 16.a) of the *Prior MND*, demand for park and recreational facilities are generally the direct result of residential development. The proposed Project is commercial. No Development Impact Fees are assessed on commercial Project for recreation facilities. Therefore, the proposed Project will not 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. No impacts will occur. The modifications to the Project will not introduce any new impacts to recreational facilities.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 16.b) of the *Prior MND*, demand for park and recreational facilities are generally the direct result of residential development. The proposed Project is commercial. Therefore, the proposed Project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impacts will occur. The modifications to the Project will not introduce any new impacts to recreational facilities.

Standard Conditions and Requirements

None are required.

Mitigation Measures

No mitigation measures are required.

17. TRANSPORTATION.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*); and *Rialto Center and Gas Station Traffic, VMT, Noise, Air Quality, Greenhouse Gas, and Energy Study Supplemental Memorandum Letter, City of Rialto*, prepared by RK Engineering Group, Inc., December 29, 2020 (*Supplemental Memo, Appendix B*); and Project Plans 3-2021 (**Appendix D**).

Applicable General Plan Policies:

Note: Any tables or figures in this section are from the *Prior MND* and/or the *Supplemental Memo*, unless otherwise noted.

Analysis of Project Effect and Determination of Significance:

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X

No Substantial Change from Previous Analysis - Less Than Significant with Mitigation Incorporated

Overview

Pursuant to City of Rialto requirements, a Traffic Impact Study (*TIS*) was prepared for the project as was originally approved. The purpose of the *TIS* is to evaluate the project from a traffic circulation standpoint. An updated analysis (*Supplemental Memo*) was prepared for the Modified Project. However, the CEQA thresholds of significance for transportation and traffic impacts have shifted in recent years. In the past, the analysis focused on the Level of Service (LOS) which measured congestion at local intersections and roadway segments. The emphasis of these past studies was to assure the street grid network functioned well and allowed for efficient movement of vehicles. The current focus is to encourage active transportation (e.g., pedestrians, bicyclists, etc.) and transit, and to limit increases in Vehicle Miles Travelled (VMT). An important part of this analysis is to determine if a proposed action is consistent with both the vehicular and non-vehicular aspects of the Circulation Element of the General Plan. The LOS information in the *TIS* prepared for the *Prior MND* is still useful from a project planning and engineering perspective, but LOS information is no longer used to determine the significance of traffic impacts.

Vehicular Plan Consistency

The only remaining use for LOS information from the *TIS* is to determine if the Project is consistent with the goals and objectives of the Circulation Element relative to the overall circulation network (i.e., maintain LOS C or better for roadway segment operations and LOS D or better for peak-hour intersection movements).

The *TIS* determined that with all proposed improvements, payment of development impact fees, and payment of fair share contributions for future improvements, the Project would have less than significant impacts on the overall circulation network of the City. The Modified Project would generate approximately 20% less traffic than the approved project, but it would still require similar improvements and proportionally reduced payments of for future offsite improvements. With implementation of these measures, the Modified Project would still have less than significant impacts on the City's overall circulation network and is consistent with the Circulation Element of the General Plan as it relates to vehicular traffic.

Non-Vehicular Plan Consistency

The General Plan Circulation Element supports modes of transportation that offer an alternative to single-occupancy automobile use and help reduce air pollution and road congestion. Emphasizing non-vehicular transportation are also key elements of SB 375 and SCAG's Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS). Non-vehicular transportation includes pedestrians (sidewalks, trails), bicycles (on-road lanes or off-road paths), bus transit, and train transit.

Omnitrans is the public transit agency serving the San Bernardino Valley. Omnitrans currently operates local and express bus routes as well as sbX rapid bus transit service. The Project is within an approximate 1-mile radius of four (4) local bus routes (Route 10: Fontana – Baseline - San Bernardino; Route 12: Fontana – Rialto – Cal State; Route 22: North Rialto - Riverside Avenue – ARMC; and Route 82: Rancho Cucamonga – Fontana – Sierra Lakes). According to the City's General Plan, there is a Class II bike lane and a Class III bike route within an approximate 1-mile radius of the Project site. The Project will also be served by sidewalks.

In summary, the proposed Project is non-residential in nature so it will not directly generate new residents who will want to take regular advantage of non-vehicular transportation. However, employees of the proposed Project will be able to take advantage of these non-vehicular transportation options (i.e., sidewalks, bicycle lanes, or transit) as they so choose, although using them as a replacement for commuting will only be possible if an employee lived within a convenient distance to the Project site.

Based on the availability of non-vehicular transportation options, the proposed Project will not conflict with an applicable plan, ordinance or policy establishing a measure 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. Impacts will be less than significant, and no mitigation is required.

The MND for the approved project included a number of mitigation measures based on LOS impacts of the project that were identified in the *TIS*. Since that time, the CEQA threshold for traffic impacts has been changed from LOS to VMT. Therefore, the previously approved mitigation measures for LOS impacts no longer apply to the Modified Project relative to CEQA. However, the measures may still be applied as conditions of approval relative to planning and engineering considerations for the Modified Project.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As discussed in Section 17.b) of the *Prior MND*, it is estimated that the Project originally approved would generate approximately 3,032,076 annual Vehicle Miles Traveled (VMT) per capita, based on the California Emissions Estimator Model (CalEEMod) v2016.3.2.

According to the County's Traffic Impact Analysis (TIA) guidelines, the Modified Project does not require a full VMT assessment and may be presumed to cause a less than significant VMT impact because it qualifies for the following VMT screening criteria:

- Local Serving Land Use

Local serving land uses provide goods and services to the local community. By improving destination proximity and offering more local choices for consumers, local serving uses lead to shortened trip lengths and reduced VMT. Therefore, local serving uses may be presumed to have a less than significant impact on VMT.

The proposed Project is considered a local serving retail use with less than 50,000 square feet of building area. The retail/commercial center and gas station Project will serve the local community by offering retail gasoline sales, food and convenience services.

Furthermore, by reducing the trip generation of the Project, the total VMT of the Project will also be reduced.

Therefore, the Project will not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1). Any impacts will be less than significant. The modifications to the Project as originally approved will not introduce any inconsistencies with CEQA Guidelines section 15064.3, subdivision (b)(1).

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 17.c) of the *Prior MND*, the Project site is located at the southeast corner of Renaissance Parkway and Alder Avenue in the City of Rialto, County of San Bernardino. The Project site is located in the City of Rialto, County of San Bernardino, State of California. Land uses surrounding the site include both vacant and developed land zoned for commercial, business, utility, and

employment uses, per the Renaissance Specific Plan. Reference **Table 1, Surrounding Land Uses** and **Figure 9, Aerial Photo**, provided in Section I of this IS Addendum.

The Project has been reviewed by City Traffic Engineering Staff, and as designed, will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Project driveway intersections and internal circulation are safe. Adequate sight distance has been provided. Driveway widths will accommodate Project traffic, and traffic control devices (signals and stop signs) are provided where necessary for entering and exiting the site. No incompatible uses (e.g., farm equipment) are located in proximity to the Project.

In addition, street improvement plans will be subject to City and Caltrans review and approval which will ensure that Project driveway intersections and internal circulation are safe, with adequate sight distance, driveway widths and stop signs where necessary for entering and exiting the site. This will eliminate any Project impacts due to a design feature. Any impacts will be less than significant. Furthermore, by reducing the trip generation of the Project, the total VMT of the Project will also be reduced.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) Result in inadequate emergency access?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 17.d) of the *Prior MND*, a limited potential exists to interfere with an emergency response or evacuation plan during construction. Construction work in the street associated with the Project will be limited to lateral utility connections (i.e., sewer) that will be limited to nominal potential traffic diversion. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. **Standard Condition SC-TR-1** has been included to require the preparation of the TCP. Following construction, emergency access to the Project site and area will remain as it was prior to the proposed Project. Any impacts during construction are considered less than significant.

The proposed Project is required to comply with Fire Department requirements for adequate access. Project site access and circulation will provide adequate access and turning radius for emergency vehicles, consistent with the Fire Department's requirements. Any impacts during construction are considered less than significant. The modifications to the Project as originally approved will not introduce any new impacts to emergency services.

Standard Conditions and Requirements

SC-TR-1 Prior to any Project construction the Project Applicant shall develop and implement a City-approved Traffic Control Plan (TCP) addressing potential construction-related traffic detours and disruptions. In general, the TCP will ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses.

This Standard Condition was imposed on the Project as originally approved and is still applicable to the Modified Project.

Mitigation Measures

No mitigation measures are required.

18. TRIBAL CULTURAL RESOURCES.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Analysis of Project Effect and Determination of Significance:

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 Cultural Native American tribe, and that is:	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a.i) Listed or eligible for listing in the California Register of Historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)				X

No Substantial Change from Previous Analysis - Less Than Significant with Mitigation Incorporated

As was discussed in Section 18.i) of the *Prior MND*, no “historical resources” were encountered within or adjacent to the Project area, but the NAHC identified unspecified Native American cultural resource(s) in the general vicinity of the Project location that require further consultations between the City of Rialto and the Gabrieleño Band of Mission Indians–Kizh Nation as well as other appropriate Native American groups.

As part of Assembly Bill 52 tribal consultation, the City of Rialto contacted the Gabrielino/Tongva San Gabriel Band of Mission Indians, the Gabrielino/Tongva Nation, the Gabrieleño Band of Mission Indians – Kizh Nation, the Morongo Band of Mission Indians, and the San Manuel Band of Mission Indians, on September 25, 2019, in order to initiate tribal consultation.

The San Manuel Band of Mission Indians provided mitigation measures to the City, which have been incorporated into this Initial Study Addendum.

The City met to consult with the Gabrieleño Band of Mission Indians - Kizh Nation on December 11, 2019. The Tribe provided mitigation measures to the City, which have been incorporated into this Initial Study Addendum.

With the implementation of **Mitigation Measures MM-CUL-1** through **MM-CUL-3** and **Mitigation Measures MM-TCR-1** through **MM-TCR-10**, the Project would not 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 Cultural Native American tribe, and that is 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). Any impacts will be mitigated to a less than significant level.

These mitigation measures were imposed on the originally approved Project and are still relevant to the Modified Project. No further impacts were identified as a result of the proposed modification.

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 Cultural Native American tribe, and that is:	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a.ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?				X

No Substantial Change from Previous Analysis - Less Than Significant with Mitigation Incorporated

Please reference the discussion in Threshold 18.a.i, above.

As was discussed in Section 18.a.ii) of the *Prior MND*, With the implementation of **Mitigation Measures MM-CUL-1** through **MM-CUL-3** and **Mitigation Measures MM-TCR-1** through **MM-TCR-10**, the proposed Project would not 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 Cultural Native American tribe, and that is 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. Any impacts will be mitigated to a less than significant level.

These mitigation measures were imposed on the originally approved Project and are still relevant to the Modified Project. No further impacts were identified as a result of the proposed modification.

Standard Conditions and Requirements

No Standard Conditions are required.

Mitigation Measures

MM-CUL-1 In the event that cultural resources are discovered during Project grading activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the Project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within **MM-TCR-1**, regarding any pre-contact finds and be provided information after the archaeologist makes his/her

initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

- MM-CUL-2** If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within **MM-CUL-1**. The archaeologist shall monitor the remainder of the Project and implement the Plan accordingly.
- MM-CUL-3** If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the Project.
- MM-TCR-1** The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in **MM-CUL-1** (outlined in Section 5. Cultural Resources), of any pre-contact cultural resources discovered during Project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the Project, should SMBMI elect to place a monitor on-site.
- MM-TCR-2** Any and all archaeological/cultural documents created as a part of the Project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the Project.
- MM-TCR-3** **Retain a Native American Monitor/Consultant:** The Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the Project location. This list is provided by the NAHC. The monitor/consultant will only be present on-site during the construction phases that involve ground disturbing activities. Ground disturbing activities are defined by the Gabrieleño Band of Mission Indians-Kizh Nation as activities that may include, but are not limited to, pavement removal, pot-holing or auguring, grubbing, tree removals, boring, grading, excavation, drilling, and trenching, within the Project area. The Tribal Monitor/consultant will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives and monitor/consultant have indicated that the site has a low potential for impacting Tribal Cultural Resources.
- MM-TCR-4** **Unanticipated Discovery of Tribal Cultural and Archaeological Resources:** Upon discovery of any archaeological resources, cease construction activities in

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

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

MM-TCR-6 Unanticipated Discovery of Human Remains and Associated Funerary Objects: Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in PRC 5097.98, are also to be treated according to this statute. Health and Safety Code 7050.5 dictates that any discoveries of human skeletal material shall be immediately reported to the County Coroner and excavation halted until the coroner has determined the nature of the remains. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC) and PRC 5097.98 shall be followed.

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

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

MM-TCR-9 Treatment Measures: Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains will be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend diverting the Project and keeping the remains in situ and protected. If the Project cannot be diverted, it may be determined that burials will be removed. The Tribe will work closely with the qualified archaeologist to ensure that the excavation is treated carefully, ethically and respectfully. If data recovery is approved by the Tribe, documentation shall be taken which includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations will either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery and a separate treatment plan shall be created. Once complete, a final report of all activities is to be submitted to the Tribe and the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

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

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

southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Each of these mitigation measures were imposed on the originally-approved Project and are still relevant to the Modified Project.

19. UTILITIES AND SERVICE SYSTEMS.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*); and Project Plans 3-2021 (*Appendix D*).

Analysis of Project Effect and Determination of Significance:

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 19.a) of the *Prior MND*, implementation of the proposed Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Any impacts would be less than significant. Given the fact that the Modified Project is less in scope than the Project as originally approved, demands on utilities are anticipated to be less than was analyzed.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 19.b) of the *Prior MND*, sufficient water supplies are available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Any impacts are considered less than significant. The Modified Project will decrease water demand, given that the two "Quick Serve Restaurants" (QSR) are being removed from the development. Current development standards for car washes require adherence to recycled water quality standards, and thus will not cause any new impacts to water quality.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 19.c) of the *Prior MND*, sufficient wastewater treatment capacity is available to serve the Project from existing resources. The existing wastewater treatment provider (City/RWS) has adequate capacity to serve the Project's projected demand in addition to serving its existing commitments. Impacts will be less than significant. The Modified Project will decrease the demand on sewer services, given the elimination of the two "Quick Service Restaurants" (QSRs) from the site plan. Current development standards for car washes require adherence to recycled water quality standards, and thus will not cause any new impacts to wastewater services.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 19.d) of the *Prior MND*, the proposed Project complies with the land use and zoning designations set forth in the Renaissance Specific Plan (RSP). The CEQA findings for both the original 2010 RSP and 2016 RSP Amendment, recognize the increase in the solid waste stream associated with the current and proposed development (inclusive of the Project site) as incremental and less than significant.

Therefore, development of the Project site, as proposed, would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts will be less than significant. Modifications to the previously-approved Project will lessen the impacts to solid waste reduction goals, given the removal of the two "Quick Serve Restaurants" (QSRs) from the site plan.

Would the Project?	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 19.e) of the *Prior MND*, the Project site's development plan would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, Title 8 of the City Municipal Code, and other applicable local, state, and federal solid waste disposal standards as a matter of regulatory policy, thereby ensuring that the solid waste stream to the waste disposal facilities is reduced in accordance with existing regulations.

The Project development, as proposed, would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Any impacts would be less than significant. Modifications to the previously-approved Project will lessen the impacts to solid waste reduction goals, given the removal of the two "Quick Serve Restaurants" (QSRs) from the site plan. Current development standards for car washes require adherence to recycled water quality standards, and thus will not cause any new impacts to solid waste services.

Standard Conditions and Requirements

- SC-USS-1** Water Connection Fees. Prior to the issuance of a certificate of occupancy, the Project applicant shall pay the applicable water connection fees to City of Rialto/Rialto Water Services.
- SC-USS-2** City Water Efficient Guidelines. The Project will be required to comply with shall be required to comply with the City Water Efficient Guidelines for New Development which are in effect at the time of building permit issuance.
- SC-USS-3** Sewer Connection Fees. Prior to the issuance of a certificate of occupancy, the Project applicant shall pay the applicable sewer connection fees to City of Rialto/Rialto Water Services.
- SC-USS-4** Solid Waste. The Project applicant shall comply with the requirements of AB 939 ("California Integrated Waste Management Act of 1989"), which requires waste diversion mandates. During construction and operation, the applicant shall achieve diversion of 50% of all solid waste through source reduction, recycling, and composting activities.
- SC-HYD-1** Site Drainage Plan. A site drainage plan is required by the City of Menifee and will be reviewed by the City Engineering Department. The final grading and drainage plan will be approved by the City Engineering Department during plan check review.
- SC-HYD-2** SWPPP. Erosion and siltation reduction measure BMPs contained in the required SWPPP will be implemented during construction. At the completion of construction, the Project will consist of impervious surfaces, landscaped planters, and post-construction BMPs.
- SC-HYD-3** WQMP. The Project proponent has submitted a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

SC-HYD-5 Wastewater. All wastewater associated with the Project's interior plumbing systems will be discharged into the local sewer system for treatment at the regional wastewater treatment plant.

These Standard Conditions were imposed on the Project as originally approved and are still relevant to the Modified Project.

Mitigation Measures

No mitigation measures are required.

20. WILDFIRE.

Source(s): *Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058*, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND, Appendix A*).

Analysis of Project Effect and Determination of Significance:

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact

As was discussed in Section 20.a) of the *Prior MND*, the proposed Project site is not located within, or adjacent to a state responsibility area, or lands classified as very high fire hazard severity zones. There are no wildland conditions in the suburbanized area where the Project site is located.

All Project elements, including landscaping, will be sited with sufficient clearance from the proposed buildings so as not to interfere with emergency access to and evacuation from the site. The proposed Project is required to comply with the California Fire Code as adopted by the City of Rialto Municipal Code.

The Project will not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan, because no permanent public street or lane closures are proposed. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). **Standard Condition SC-TR-1** was required for the *Prior MND* and will also be required for the Modified Project. The TCP is designed to alleviate any construction circulation impacts. Any impacts will be less than significant. The modifications to the Project will not introduce any new impacts to emergency evacuation plans.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 20.b) of the *Prior MND*, the proposed Project site is not located within, or adjacent to a state responsibility area, or lands classified as very high fire hazard severity zones. There are no wildland conditions in the suburbanized area where the Project site is located.

Based on this information, the Project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a

wildfire or the uncontrolled spread of a wildfire. No impacts will occur. The proposed modifications will not change the impacts from wildfires.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 20.c) of the *Prior MND*, the proposed Project site is not located within, or adjacent to a state responsibility area, or lands classified as very high fire hazard severity zones. There are no wildland conditions in the suburbanized area where the Project site is located.

The Project does not include and or require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Any roads and utilities will be installed in accordance with the respective jurisdiction requirements. No impacts will occur. The modifications to the Project will not introduce any new impacts from high fire hazards.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

No Substantial Change from Previous Analysis - No Impact

As was discussed in Section 20.d) of the *Prior MND*, the proposed Project site is not located within, or adjacent to a state responsibility area, or lands classified as very high fire hazard severity zones. There are no high fire conditions in the suburbanized area where the Project site is located.

Based on this information, the Project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. No impacts will occur. The modifications to the Project will not introduce any new impacts from high fire hazards.

Standard Conditions and Requirements

SC-TR-1 Prior to any Project construction, the Project Applicant shall develop and implement a City-approved Traffic Control Plan (TCP) addressing potential construction-related traffic detours and disruptions. In general, the TCP will ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and

that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses.

This standard condition of approval was imposed on the previously-approved Project and is still relevant to the Modified Project.

Mitigation Measures

No mitigation measures are required

21. MANDATORY FINDINGS OF SIGNIFICANCE.

Source(s): Staff review and Project Plans (**Appendix L**).

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact with Mitigation Incorporated

As was discussed in Section 21.a) of the *Prior MND*, implementation of the proposed Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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.

Please reference the discussions in Section 4 (Biological Resources), Section 5 (Cultural Resources), Section 17 (Transportation), and Section 18 (Tribal Cultural Resources). In addition to any mitigation measures outlined in these Sections, standard conditions will apply to the proposed Project. Any impacts are considered less than significant with mitigation and standard conditions incorporated. There are no new mitigation measures that are required as a result of the Modifications to the Project. Additionally, the Project has been reduced in scope, and therefore, the impacts are less than was previously analyzed.

The City hereby finds that impacts will be less than significant with the standard conditions and mitigation incorporated.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects)?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact with Mitigation Incorporated

As was discussed in Section 21.b) of the *Prior MND*, based on the analysis of the Project's impacts in the responses to items 1 through 20 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. Standard conditions and mitigation measures will apply to the proposed Project. Any impacts will be less than significant. There are no new mitigation measures that are required as a result of the Modifications to the Project. Additionally, the Project has been reduced in scope, and therefore, the impacts are less than was previously analyzed.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

No Substantial Change from Previous Analysis - Less Than Significant Impact with Mitigation Incorporated

As was discussed in Section 20.c) of the *Prior MND* and based on the analysis of the Project's impacts in the responses to items 1 through 20, there is no indication that this Project will result in substantial adverse effects on human beings. While there will be a variety of temporary adverse effects during construction related to noise and traffic, these will be reduced to less than significant levels through mitigation. Long-term effects include increased vehicular traffic, traffic related noise, use of hazardous materials, emissions of criteria pollutants and greenhouse gas emissions. The analysis herein concludes that direct and indirect environmental effects will, at worst, require mitigation to reduce to less than significant levels. Generally, environmental effects will result in less than significant impacts. Based on the analysis in this Initial Study Addendum, the City finds that direct and indirect impacts to human beings will be less than significant with mitigation incorporation. There are no new mitigation measures that are required as a result of the Modifications to the Project. Additionally, the Project has been reduced in scope, and therefore, the impacts are less than was previously analyzed.

V. EARLIER ANALYSES

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

Earlier Analyses Used:

Renaissance Specific Plan Amendment Recirculated Draft Subsequent Environmental Impact Report, September 2016

Alder Renaissance Project Final Mitigated Negative Declaration Master Case (MC) 2019-0058, prepared by Matthew Fagan Consulting Services, Inc., September 2020 (*Prior MND*, **Appendix A**)

Location Where Earlier Analyses, if used, are available for review:

<https://www.yourrialto.com/city-hall/departments/development-services-department/planning-division/>

VI. SOURCES/REFERENCES

Please reference the *Prior MND* for links to sources used within that document. No new sources or references were used in this Addendum.

This page left intentionally blank for pagination purposes.