

*DRAFT Addendum to the Environmental Impact Report
For the Leal Master Plan
(State Clearinghouse No. 2015031028)
Addendum No. 1*

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April 2022

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SECTION 1.0 INTRODUCTION

1.1 Background

On December 13, 2017, the City of Eastvale certified an Environmental Impact Report (EIR) (State Clearinghouse No. 2015031028) for the 158.6-acre¹ Project site, adopted a Statement of Overriding Considerations for significant but unavoidable impacts, amended the Eastvale General Plan to incorporate the Leal Master Plan (including amending land use policies and the Land Use Map) and voted to adopt the Leal Master Plan and a corresponding change of zone from heavy agriculture (A-2) to Leal Master Plan. On January 10, 2018, the City held second reading and adopted the Leal Master Plan and change of zone to Leal Master Plan. The Leal Master Plan outlined a multistage planning and development process. The first stage included the adoption of the Leal Master Plan, which identified “the project objectives and specific parameters for the design and quality of overall future development of the project site.”² Stage 2 of the development process was anticipated to focus on “preparing project-wide development criteria and guidelines that are not included in the Master Plan, creating detailed plans for the first phase(s) of development based on the criteria and guidelines included in the Master Plan.”³ The last development phase outlined in the Master Plan consists of the “submittal of specific development projects through the Development Plan Review process established in the Eastvale Zoning Code.”⁴

The proposed Project is defined in Section 1.4 and is being processed through and consists of an amendment to the Leal Master Plan, Tentative Tract Map (TTM), and Development Plan Review (referred to as the “Modified Project”). The Modified Project represents Stage 2 of the development process outlined in the Leal Master Plan.

The Prior EIR analyzed the Leal Master Plan, which is further described in Tables 1 and 2 below and constitutes the “Original Project.”

Plans for the Modified Project, as well as the Prior EIR, are available for review on the City’s website and in hard copy at:

City of Eastvale City Hall
Contact: Gina Gibson-Williams, Community Development Director
12363 Limonite Avenue, Suite 910
Eastvale, California 91752
Email: ggibson-williams@eastvaleca.gov

¹ The Leal Master Plan EIR identifies the size of the project site as 161 acres. Based on detailed engineering, the actual size of the project site is 158.6 acres.

² Leal Master Plan EIR, December 2017, Project Description Page 2.0-2

³ Leal Master Plan EIR, December 2017, Project Description Page 2.0-2

⁴ Leal Master Plan EIR, December 2017, Project Description Page 2.0-2

1.2 Location and Surrounding Land Uses

The Modified Project site encompasses approximately 158.6 acres of former dairy farm in the northern portion of the City of Eastvale. The Modified Project site is bordered by Limonite Avenue on the south, Scholar Way on the west, 58th Street on the north, and Hamner Avenue on the east. The property is addressed as 12741 and 12745 Limonite Avenue, and 12740 58th Street, Eastvale, California. The assessor's parcel numbers are 164-030-010, 164-030-012, 164-030-013, 164-030-014, 164-030-024; 164-030-025. **Figure 1** shows the location of the Project site and surrounding land uses. **Figure 2** shows the Assessor's Parcel Map.

The Modified Project site is surrounded by the following uses:

South: Residential on the west and Commercial (Cloverdale Marketplace) on the east

West: Residential

North: Residential

East: Residential on the north and Commercial (Eastvale Gateway) on the south

1.3 Modified Project Site Existing Conditions

The Modified Project site is a square shaped approximately 158.6-acre flat property. The site elevation ranges between approximately 683 feet above mean sea level in the northern portion of the site and approximately 660 feet above mean sea level in the southern portion of the site. The Modified Project site has been used previously as a dairy farm, horse ranch, and orchard.

Currently the site is an inactive former dairy farm. Five residential structures exist on the site, as well as a dairy barn, horse barn, and maintenance/repair structure.

Figure 1 also graphically describes the Project location and existing conditions.



Source: Google (2021)



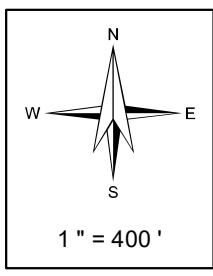
Figure 1
Aerial View of Project Site and
Surrounding Land Uses

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 24 T.2S, R.7W
CITY OF EASTVALE

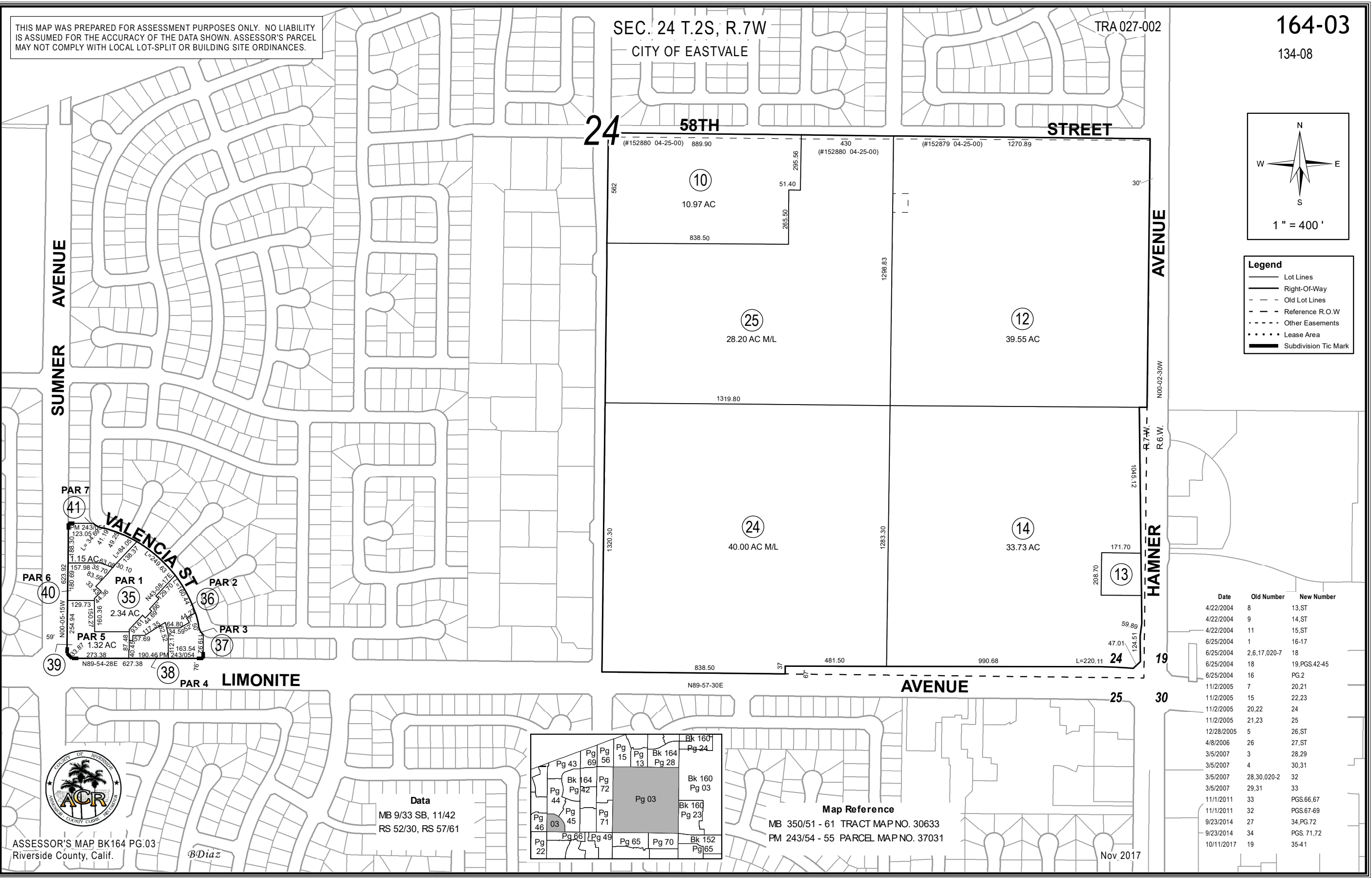
TRA 027-002

164-03
134-08



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

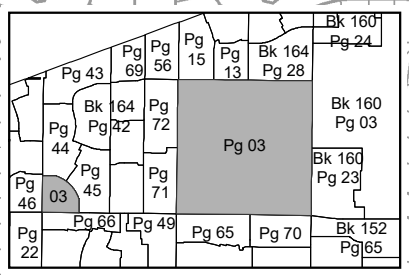


Date	Old Number	New Number
4/22/2004	8	13,ST
4/22/2004	9	14,ST
4/22/2004	11	15,ST
6/25/2004	1	16-17
6/25/2004	2,6,17,020-7	18
6/25/2004	18	19,PGS.42-45
6/25/2004	16	PG.2
11/2/2005	7	20,21
11/2/2005	15	22,23
11/2/2005	20,22	24
11/2/2005	21,23	25
12/28/2005	5	26,ST
4/8/2006	26	27,ST
3/5/2007	3	28,29
3/5/2007	4	30,31
3/5/2007	28,30,020-2	32
3/5/2007	29,31	33
11/1/2011	33	PGS.66,67
11/1/2011	32	PGS.67-69
9/23/2014	27	34,PG.72
9/23/2014	34	PGS. 71,72
10/11/2017	19	35-41



ASSESSOR'S MAP BK164 PG.03
Riverside County, Calif.

Data
MB 9/33 SB, 11/42
RS 52/30, RS 57/61



Map Reference
MB 350/51 - 61 TRACT MAP NO. 30633
PM 243/54 - 55 PARCEL MAP NO. 37031

Nov 2017

Figure 2
Assessor's Parcel Map

1.4 Proposed Modifications

The proposed changes associated with the Modified Project are summarized herein.

Leal Master Plan Amendment

The Modified Project includes an amendment to the Leal Master Plan, which is included in **Appendix A** to this Addendum. The Leal Master Plan Amendment includes the following primary changes:

- Development Intensities - The Original Leal Master Plan established the following development intensities.

Table 1. Original Leal Master Plan Permitted Development Range

Land Use Type	Minimum/Maximum Range
Lifestyle Center	325,000 to 1,300,000 square feet
General Commercial	Maximum of 225,000 square feet
Commercial Office	Maximum of 920,000 square feet
Hotel	Maximum of 450 rooms
Civic Center	No minimum/maximum
Medium Density Residential	No minimum/maximum
High Density Residential	500 to 660 dwelling units
Other Community Features	To be provided as part of the development of the Project

Source: *Leal Master Plan EIR (2017) Table 2.0-2, Page 2.0-4*

The Leal Master Plan did not establish a maximum number of dwelling units and no minimum development standards were identified. Therefore, development of the Project site had a wide range of flexibility. Given the wide flexibility, the following land use assumptions were established in the Prior EIR and constitute the Original Project as shown in Table 2.

Table 2. Buildout Assumptions for the Original Project

Land Use
660 multi-family homes (apartments)
1,525,000 square feet of general retail (shopping center)
460,000 square feet of general office
460,000 square feet of medical office
450 hotel rooms
100,000-square-foot civic center

Source: *Leal Master Plan EIR (2017) Table 2.0-3, Page 2.0-5*

The Modified Project proposes a land use intensity of 2,500 residential dwellings, 595,000 square feet of commercial uses and a fire station. As planned in the Stage 2 sequencing, the Modified Project continues to provide development flexibility to allow for development to occur in accordance with market conditions as part of Stage 3 planning. While no Stage 3 development plans have been prepared, the 2,500 dwelling units and 595,000 square feet of commercial uses have been allocated as shown in the following table for purposes of this Addendum. It is important to note that the following mix of uses is conceptual and may change during the Stage 3 planning processes. Since development of the site could take many years and each planning area requires a separate Stage 3 planning process, development of the Project site could vary from the assumptions provided in the table below. If changes to these assumptions occur in the future, the City is responsible to evaluate those changes and determine if additional environmental review pursuant to CEQA is required. The Modified Project is defined as the buildout assumptions shown in Table 3.

Table 3. Buildout Assumptions for the Modified Project

Land Use
1,840 medium density residential (400 single family detached and 1,440 single family attached)
660 high density residential (apartment units)
390,000 square feet of general retail (shopping center)
65,000 square feet of general office
65,000 square feet of medical office
75,000 square feet civic center (City Hall, Library, Police)
12,200 square feet fire station

The following table compares the development assumptions between the Original Project and the Modified Project.

Table 4. Development Comparison between Original Project and Modified Project

Land Use	Original Project	Modified Project	Difference
Medium Density Residential	0	1,840	+1,840 units
High Density Residential	660	660	no change
Retail (Shopping Center)	1,525,000	390,000	-1,135,000 sf
General Office	460,000	65,000	-395,000 sf
Medical Office	460,000	65,000	-395,000 sf
Hotel	450	0	- 450 rooms
Civic Center	100,000	75,000	- 25,000 sf
Fire Station	0	12,200	+ 12,200 sf

- Site Plan - the Leal Master Plan Amendment includes a site plan for the entire site, specifying backbone streets, development areas, and backbone parks and open space.
- Development Standards - the Leal Master Plan Amendment includes development standards, such as setbacks, height limits, etc., to guide future development.
- Design Guidelines - the Leal Master Plan Amendment includes modifications to the design guidelines.

A hotel was included as part of the Original Project and is still being contemplated in the commercial area. A hotel is a permitted land use and consistent with the General Plan designation. Hotels generally have a conversion of approximately 400 square feet per hotel room. Therefore, if a hotel were included in future development plans, the square footage of the other commercial uses would need to be reduced. One scenario contemplated includes the removal of the medical and general office and a 50,000 square foot reduction of the retail space. In such scenario the overall daily traffic volumes would be reduced by 496 trips compared to the Modified Project analyzed in this Addendum. The peak hour trips for AM and PM would also be reduced by 83 trips and 158 trips, respectively.

Tentative Tract Map (TTM) 38290

TTM 38290, included as **Figure 3**, proposes 14 numbered lots and 19 lettered lots over the 158.6 acre Modified Project Site. The 14 numbered lots total approximately 121.54 acres of development area. The 19 lettered lots total approximately 37.04 acres of open space, parks, and streets. The following table provides a summary of approximate land use acreages.

Table 5. Summary of Land Use Acreages

Land Use	Acreage (acres)
Development Area	121.54
Streets	22.92
Parks and Open Space	14.12
Total	158.59

TTM 38290 is considered an "A" level tract map. "A" or "B" level map(s) or condominium plan(s) may be prepared for the specific development of each numbered lot. The "B" level mapping would represent Phase 3 of the multistage planning/development process.

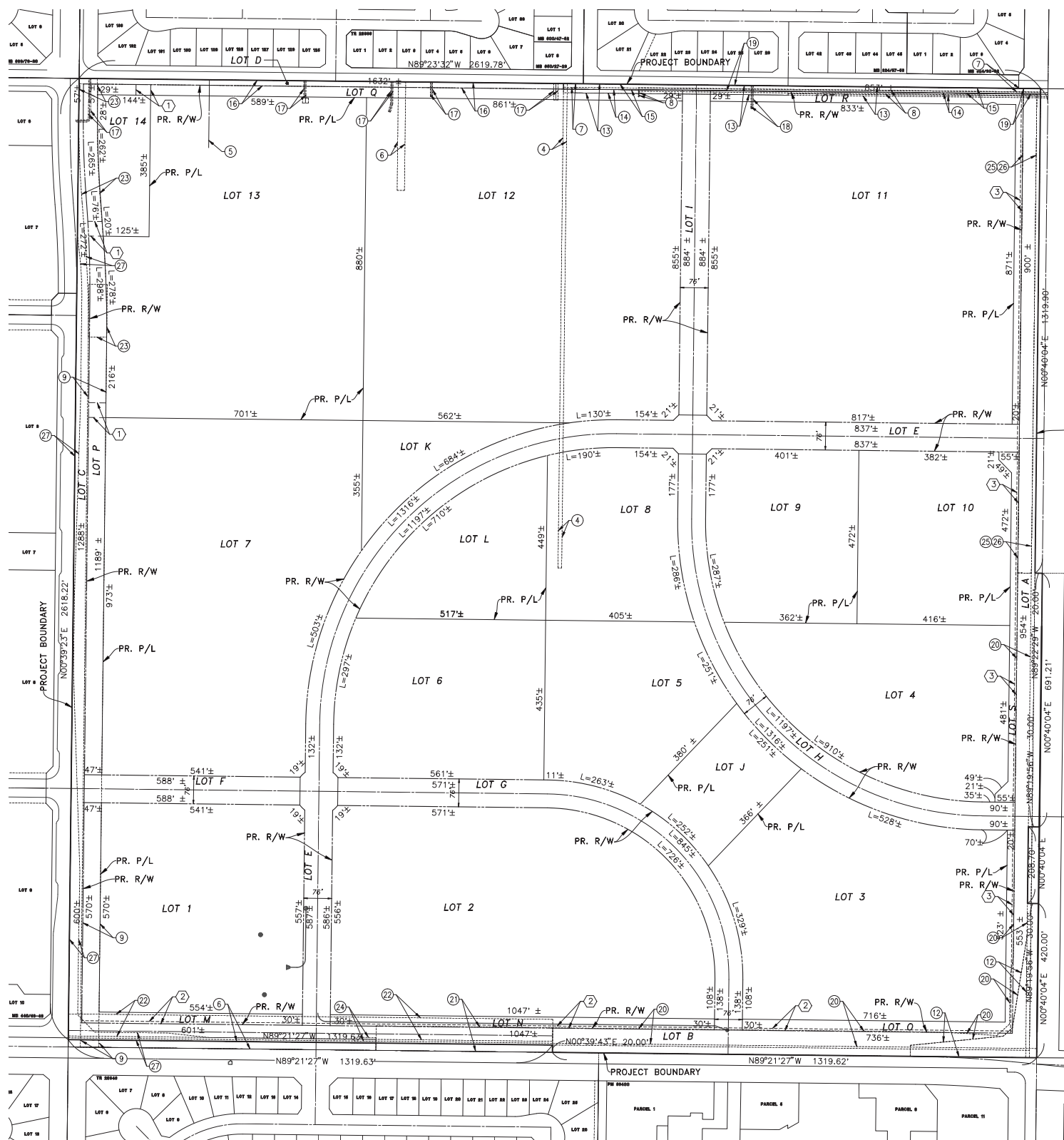
TTM 38290 includes a rough grading plan. An earthwork cut and fill exhibit is included as **Figure 4**. The following table summarizes the proposed earthwork for the Modified Project.

Table 6. Modified Project Earthwork Summary

	Cut (cubic yards)	Fill (cubic yards)
Raw Earthwork Volume	436,161	289,574
Pad Over-Ex (after organics removal)	651,540	651,540
Pad Over-Ex Shrinkage		97,730
Paved Area Over-Ex (after organics removal)	41,981	41,981
Paved Area Over-Ex Shrinkage		6,300
Fill Shrinkage		65,420
Total	1,129,682	1,152,545

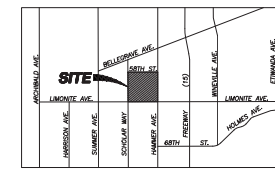
TENTATIVE TRACT MAP NO. 38290

BEING THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF EASTVALE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONALIZED SURVEY OF THE MAP OF THE JURUPA RANCHO ON FILE IN BOOK 9, PAGE 33 OF MAPS, COUNTY OF SAN BERNARDINO RECORDS, STATE OF CALIFORNIA.



EXISTING EASEMENTS

1. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 - PURPOSE: UTILITIES
 - RECORDING DATE: APRIL 9, 1983
 - RECORDING NO.: 17029, BOOK 1459, PAGE 442, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 1, 2 AND 6 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
2. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 - PURPOSE: UTILITIES
 - RECORDING DATE: MAY 29, 1983
 - RECORDING NO.: 24360, BOOK 1477, PAGE 246, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 1, 2 AND 6 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
3. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: ARTHUR L. HANSON AND BESSIE L. HANSON
 - PURPOSE: UTILITIES
 - RECORDING DATE: JUNE 5, 1983
 - RECORDING NO.: 17022, BOOK 1476, PAGE 275, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
4. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA
 - PURPOSE: UTILITIES
 - RECORDING DATE: MAY 01, 1984
 - RECORDING NO.: 941, BOOK 1906, PAGE 107, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
5. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 - PURPOSE: UTILITIES
 - RECORDING DATE: OCTOBER 25, 1988
 - RECORDING NO.: 83222, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 1, 2 AND 6 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
6. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 - PURPOSE: UTILITIES
 - RECORDING DATE: OCTOBER 25, 1988
 - RECORDING NO.: 83222, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 1, 2 AND 6 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
7. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 - PURPOSE: UTILITIES
 - RECORDING DATE: APRIL 25, 2000
 - RECORDING NO.: 2000-12879, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
8. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: COUNTY OF RIVERSIDE
 - PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
 - RECORDING DATE: DECEMBER 21, 1998
 - RECORDING NO.: 50224, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 3 AND 4 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
 - ENTITLED: ACCESS AGREEMENT
 - RECORDING DATE: APRIL 25, 2000
 - RECORDING NO.: 2000-12877, OF OFFICIAL RECORDS
 - TO BE OUTLINED
10. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: COUNTY OF RIVERSIDE
 - PURPOSE: SLOPE AND MAINTENANCE
 - RECORDING DATE: APRIL 25, 2000
 - RECORDING NO.: 2000-12878, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
11. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - PURPOSE: STREET AND UTILITY
 - RECORDING DATE: APRIL 25, 2000
 - RECORDING NO.: 2000-12879, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 5 AND 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
12. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 - PURPOSE: UTILITIES
 - RECORDING DATE: DECEMBER 18, 2000
 - RECORDING NO.: 2000-50786, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 1 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
13. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: COUNTY OF RIVERSIDE
 - PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
 - RECORDING DATE: JANUARY 15, 2002
 - RECORDING NO.: 2001-04134, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 1, 5 AND 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
14. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: COUNTY OF RIVERSIDE
 - PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
 - RECORDING DATE: JANUARY 15, 2002
 - RECORDING NO.: 2000-02514, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
15. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: COUNTY OF RIVERSIDE
 - PURPOSE: PUBLIC ROAD AND DRAINAGE, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES
 - RECORDING DATE: JANUARY 15, 2002
 - RECORDING NO.: 2000-02514, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
16. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: JURUPA COMMUNITY SERVICES DISTRICT
 - PURPOSE: PIPELINES, UTILITIES AND ACCESS
 - RECORDING DATE: OCTOBER 1, 2003
 - RECORDING NO.: 2000-77074, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF SAID PARCEL 7 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - PORTION TO BE OUTLINED
17. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
 - PURPOSE: UTILITIES
 - RECORDING DATE: OCTOBER 22, 2004
 - RECORDING NO.: 2004-04874, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 5, 7 AND 8 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - PORTION TO BE OUTLINED
18. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: COUNTY OF RIVERSIDE
 - PURPOSE: DRAINAGE
 - RECORDING DATE: JULY 20, 2007
 - RECORDING NO.: 2000-047470, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF PARCELS 7 AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED
19. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: JURUPA COMMUNITY SERVICES DISTRICT OF RIVERSIDE COUNTY
 - PURPOSE: TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR ALTER, OPERATE, MAINTAIN, INSPECT AND UTILIZE A SEWER PIPELINE OR PIPELINES.
 - RECORDING DATE: APRIL 5, 2012
 - RECORDING NO.: 2012-074867, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - PORTION TO BE OUTLINED
20. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: CHINO BRICK DESALTER AUTHORITY
 - PURPOSE: TO CONSTRUCT, RECONSTRUCT, INSTALL, REPLACE, REMOVE, REPAIR ALTER, OPERATE, MAINTAIN, INSPECT AND UTILIZE A WATER PIPELINE OR PIPELINES.
 - RECORDING DATE: JULY 7, 2012
 - RECORDING NO.: 2012-073822, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - PORTION TO BE OUTLINED
21. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 - GRANTED TO: CITY OF EASTVALE
 - PURPOSE: PUBLIC ROAD AND UTILITY
 - RECORDING DATE: OCTOBER 10, 2013
 - RECORDING NO.: 2013-04868, OF OFFICIAL RECORDS
 - AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
 - TO BE OUTLINED



VICINITY MAP

- ### NOTES
1. EXISTING LAND USE: VACANT
 2. PROPOSED LAND USE: RESIDENTIAL AND COMMERCIAL
 3. EXISTING GENERAL PLAN LAND USE DESIGNATION: LEAL POLICY AREA
 4. EXISTING ZONING: LEAL MASTER PLAN
 5. ASSESSOR PARCEL NUMBERS: 164-030-010, 164-030-012, 164-030-013, 164-030-014, 164-030-024, 164-030-025
 6. TOTAL GROSS AREA: 158.58 AC
 7. WATER SERVICE PROVIDED BY: JURUPA COMMUNITY SERVICES DISTRICT, 11201 HARREL STREET, MIRA LOMA, CA 91752, (951)685-7437
 8. SEWER SERVICE PROVIDED BY: JURUPA COMMUNITY SERVICES DISTRICT, 11201 HARREL STREET, MIRA LOMA, CA 91752, (951)685-7437
 9. GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, 155 S. G STREET, SAN BERNARDINO, CA 92410, (909) 758-8691
 10. ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, 1351 E. FRANCIS STREET, ONTARIO, CA 91761, (909) 830-8431
 11. TELEPHONE SERVICE PROVIDED BY: VERIZON, 1400 E. PHILLIPS BLVD., POMONA, CA 91766, (909)489-2260
 12. CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
 13. REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TERNACAL STREET, CORONA, CA 92626, (951) 280-4500
 14. THE PROJECT IS LOCATED WITHIN THE CONOMA-NORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO CA, 92860, (951) 738-5000
 15. THE PROJECT SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FLOOD INSURANCE RATE MAP NUMBERS 06085C06770 & 06085C08810, EFFECTIVE DATE AUGUST 28, 2008.

PROPOSED EASEMENTS

1. 24' FOR INGRESS EGRESS PURPOSES.
2. 6' FOR PUBLIC ACCESS AND PARKING.
3. 5' FOR PUBLIC ACCESS AND PARKING.

EARTHWORK SUMMARY

TYPE	CY	AMOUNT
CUT	1,129,682	CY
FILL	1,192,249	CY

LOT SUMMARY

NUMBERED LOTS			LETTERED LOTS		
Lot #	S.F.	Acres	Lot #	S.F.	Acres
1	315,893.10	7.252	A	199,937.69	3.213
2	550,731.85	12.643	B	147,811.51	3.393
3	426,869.17	9.800	C	84,478.50	1.939
4	279,624.41	6.419	D	38,267.77	0.879
5	198,240.25	4.558	E	146,244.32	3.363
6	244,224.99	5.609	F	44,673.74	1.026
7	613,599.82	14.086	G	113,900.68	2.608
8	171,451.45	3.936	H	115,905.65	2.661
9	191,384.23	4.394	I	67,321.01	1.545
10	195,395.18	4.486	J	89,220.27	2.048
11	724,736.51	16.538	K	68,598.59	1.584
12	754,749.47	17.327	L	153,611.43	3.526
13	574,268.61	13.183	M	44,835.28	1.029
14	53,083.07	1.219	N	31,408.46	0.721
15	32,546.77	0.747	O	32,546.77	0.747
16	84,078.27	1.930	P	84,078.27	1.930
17	46,662.19	1.071	Q	46,662.19	1.071
18	42,155.07	0.968	R	42,155.07	0.968
19	21,801.21	0.500	S	21,801.21	0.500
Total	5,294,651.11	121.548	Total	1,613,549.70	37.042

LEGEND

- RIGHT OF WAY
- LOT LINE
- TRACT BOUNDARY
- EASEMENT
- EXISTING LOT LINE
- 10%/5% OF SLOPE
- DASHED LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CURB

DATE	4-15-2022
W.O.	2749-44C
GROSS AREA	158.58±
CONTOUR INTERVAL	1'
NUMBERED LOTS	14
LETTERED LOTS	19

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

Mfb Smly DATE: 03/19/2021

<p>PREPARED FOR:</p> <p>THE NEW HOME COMPANY 85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 582-3766</p>	<p>OWNER:</p> <p>GRAND LEE 12740 88TH STREET CORONA, CA 92880 (909) 450-4574</p>	<p>PREPARED BY:</p> <p>HUNSAKER & ASSOCIATES PLANNING • ENGINEERING • SURVEYING Three Hights • Irvine, CA 92618 • PH: (949) 583-0190 • FX: (949) 583-0759</p>	<p>COVER SHEET</p> <p>TENTATIVE TRACT NO. 38290</p> <p>City of Eastvale</p>	<p>SHEET</p> <p>TTM-1</p>
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PLOTTED BY: Joey Valdes DATE: Apr. 18, 2022 08:38:52 AM FILE: HV-00750-PLANNING.TTM

Leal Ranch

TTM vs Flown Topo

Notes

Existing surface is from Inland Aerial flown topo, dated July 29, 2021. Cut and Fill elevation values shown are after organics have been removed.

Proposed surface is TTM grading at time of exhibit.

Adjustments for Soils Conditions

Soil adjustments have been calculated based on LGC soils report titled "Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre Leal Property, City of Eastvale, California", dated June 21, 2021.

Adjustments Made:

- 1) Top 1 ft of soil, plus deeper areas identified on Fig 2, to be removed and disposed off site.
- 2) Pad areas to be cut and re-compacted to 5 ft below EG, or 3 ft below FG, whichever is deeper.
- 3) Paved areas to be cut and re-compacted to 2 ft below EG, or 1 ft below FG, whichever is deeper.
- 4) Road undercut is 10 inches.
- 5) 10% to 15% shrinkage on cut. 15% used for numbers below.

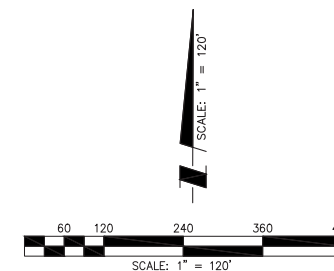
Volume

	149.68 ac	CUT	FILL
Raw Volume		436,161 CYS	289,574 CYS
Pad Over-Ex (after Organics Removal)		651,540 CYS	651,540 CYS
Pad Over-Ex Shrinkage			97,730 CYS
Paved Area Over-Ex (after Organics Removal)	41,981 CYS		41,981 CYS
Paved Area Over-Ex Shrinkage			6,300 CYS
Fill Shrinkage			65,420 CYS
Total		1,129,682 CYS	1,152,545 CYS
Net Volume			22,863 CYS SHORT

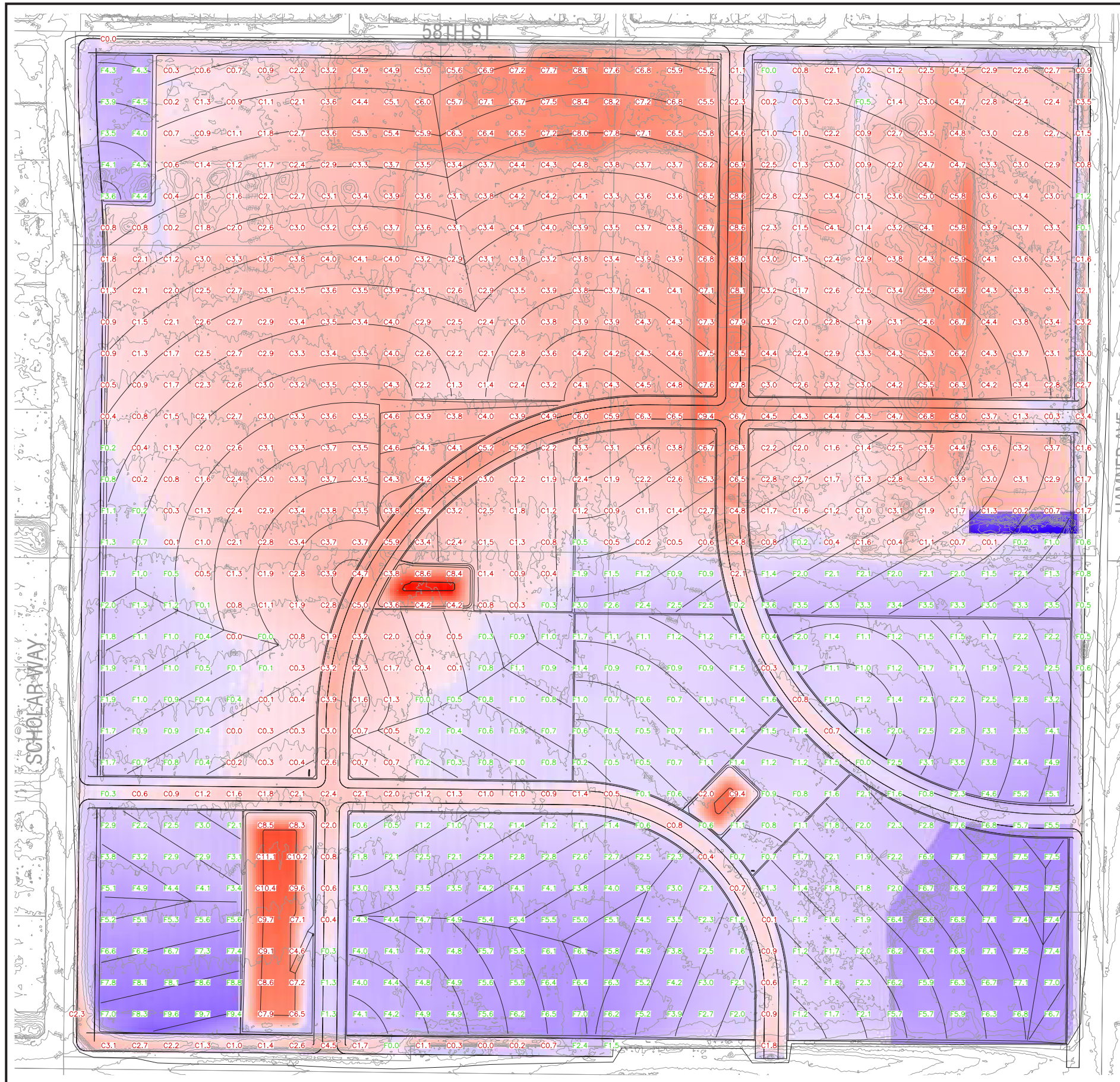
Lower site 0.09 ft to achieve theoretical balance.

Organics Removal Export

Top Organics Remove and Dispose **354,400 CYS EXPORT**



HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759



Source: Hunsaker & Associates (11/01/2021)

N.T.S.

Figure 4
Cut and Fill Map

The net volume results in 22,863 cubic yards (cy) short, requiring import of 22,863 cy. The Project site also has 354,400 cy of organics from dairy operations that must be removed. In summary the Modified Project requires:

- 22,863 cy of import
- 354,400 cy of export

TTM 38290 specifies proposed street sections for internal and external streets. Street widening will occur on Limonite Avenue and Hamner Avenue. Both streets are designed with three travel lanes, a median, a bicycle lane, and landscaping with a meandering trail. The perimeter street improvements require dedication of right-of-way and easements. No new traffic signals are proposed on surrounding streets.

The Modified Project includes the provision of water quality and detention facilities. The Project site drains from north to southwest, with a storm drain connection in Limonite near the western boundary of the Project site. The water quality and detention facilities are primarily proposed as underground storage and treatment facilities. The Project site does not have infiltration rates high enough to infiltrate storm water, therefore, the storm flows must be treated and released. During final engineering surface treatment areas, such as bioswales, may be incorporated into the final design.

In addition to the description of the Modified Project above, several standard conditions, regulatory requirements, and commitments made by the Modified Project have been included herein and are referred to as Project Design Features (PDFs). The PDFs for the Modified Project include:

AQ PDF-1 A Construction Management Plan will be prepared that includes the requirements for Air Quality mitigation measures as specified in the Addendum to be submitted to the City of Eastvale for all phases of construction.

AQ PDF-2 The Project commits to following the standard South Coast Air Quality Management District (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 PDF-3 All construction equipment, to the extent feasible, will have Tier 4 low emission "clean diesel" engines (Original Equipment Manufacturer(OEM) or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest California Air Resource Board (CARB) best available control technology.

AQ PDF-4 Construction equipment will be maintained in proper tune.

AQ PDF-5 All construction vehicles will be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

AQ PDF-6 The Project will minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.

AQ PDF-7 The use of heavy construction equipment and earthmoving activity will be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

AQ PDF-8 The Project will establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

-
- AQ PDF-9** Staging areas for the construction equipment will be located as distant as possible from adjacent residential homes.
- AQ PDF-10** To the extent possible, the Project will use haul trucks with on-road engines instead of off-road engines for on-site hauling.
- GEO PDF-1** The Project will implement the recommendations included in the geotechnical report, *"Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California,"* prepared by LGC Geotechnical, Inc. and dated June 21, 2021.
- NOI PDF-1** Prior to the issuance of building permits, the Project will demonstrate that building construction will achieve the minimum interior noise standard of 45 dBA CNEL for all residential units located along arterial roadways and/or adjacent to commercial uses, per the California Building Standards Code. The following noise control measures may be required for dwelling units located near adjacent roadways:
- Install sound barriers (masonry walls or walls with earth berms) between residences and noise sources.
 - Install double-paned or upgraded sound transmission class (STC) sound rated windows.
 - Provide sound insulating exterior walls and roofing systems.
 - Locate and/or design attic vents to minimize sound propagation into each home.
 - Provide forced-air ventilation systems.
 - Provide the necessary setbacks for dwelling units fronting along major roadways.
- NOI PDF-2** The Project will comply with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies (e.g. floor/ceiling assemblies and demising walls).
- NOI PDF-3** For proper acoustical performance, all exterior windows, doors, and sliding glass doors will have a positive seal and leaks/cracks must be kept to a minimum.
- NOI PDF-4** The final building plans will ensure that heating, ventilation, and air conditioning (HVAC) units are not located within an area of the Project site that would contribute to a noise level exceedance at any adjacent property line, per the City of Eastvale Municipal Code requirements. To meet the City's noise standards the following measures should be followed:

-
- All HVAC equipment shall be shielded or enclosed from the line of sight of adjacent residential uses.
 - The combined noise level of all units operating simultaneously shall not exceed the City of Eastvale daytime and nighttime exterior standards at the nearest surrounding property lines.

NOI PDF-5 Future residents, property management personnel, and commercial tenants will be required to comply with the City of Eastvale Municipal Code Noise Regulations, Chapter 8.52, which specify that no person shall create loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness.

To help ensure compliance with the City's Noise Regulations, the following recommendations are provided:

- Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (8 a.m. – 10 p.m.).
- Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.

NOI PDF-6 The Project will prepare a construction management plan and obtain a construction work permit from the City of Eastvale prior to starting construction. The construction management plan will ensure all contractors implement construction best management practices to reduce construction noise levels. Examples of best management practices may include the following:

- All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).
- Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.
- If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load).
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.

-
- Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.
 - Construction activities shall not take place between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. to 7:00 a.m. during the months of October through May.

NOI PDF-7 The Project will not include pile driving or blasting activities during construction. If impact pile driving or blasting is required, a follow-up noise and vibration impact assessment will be conducted prior to start of any activity.

1.5 Prior Environmental Documentation

On December 13, 2017, the City of Eastvale certified an Environmental Impact Report (EIR) (State Clearinghouse No. 2015031028) for the 158.6-acre⁵ Project site, adopted a Statement of Overriding Considerations for significant but unavoidable impacts, amended the Eastvale General Plan to incorporate the Leal Master Plan (including amending land use policies and the Land Use Map) and voted to adopt the Leal Master Plan and a corresponding change of zone from heavy agriculture (A-2) to Leal Master Plan. On January 10, 2018, the City held a second reading and adopted the Leal Master Plan and change of zone to Leal Master Plan.

The Prior EIR included two Project alternatives, as follows:

- Alternative 1: No Project

Alternative 1 assumed development consistent with the existing General Plan⁶ land use designations, which were Business Park, Medium Density Residential, and High Density Residential.

- Alternative 2: Market Probable Scenario

Alternative 2, Market Probable Scenario, assumes a lower intensity buildout scenario compared to the Original Project. The Market Probable Scenario assumes the same

⁵ The Leal Master Plan EIR identifies the size of the project site as 161 acres. Based on detailed engineering, the actual size of the project site is 158.6 acres.

⁶ This is a reference from the Prior EIR to the existing General Plan prior to the adoption of the General Plan Amendment which changed the land use designation on the Project site to Leal Property Policy Area.

types of land uses as the Original Project, but with the non-residential uses developed at a lower intensity.

The Leal Master Plan EIR determined the Original Project would cause six (6) significant and unavoidable impacts within the following three (3) topic areas:

- Transportation / Traffic
- Air Quality
- Noise

The City has determined, for reasons specified below, that the revisions proposed as part of the Modified Project would not result in any new or more significant environmental impacts, and thus qualify for an Addendum. The prior environmental documentation, Leal Master Plan Environmental Impact Report (SCH No. 2015031028) is referred to as "Prior EIR" or "EIR" and is available at the City of Eastvale City Hall; contact Gina Gibson-Williams, Community Development Director, at 12363 Limonite Avenue, Suite 910, Eastvale, California 91752.

1.6 Basis for an Addendum

Prior to approval of subsequent actions that constitute a "project" under CEQA, the City is required to determine whether the environmental effects of such actions are within the scope of prior environmental analysis, or whether additional environmental analysis is required. That decision is influenced by whether the subsequent actions require major revisions to the EIR due to new significant impacts or an increase the severity of previously identified significant impacts.

Under CEQA, the lead agency or a responsible agency shall prepare an addendum to a previously-certified EIR if some changes or additions are necessary to the prior EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (Public Resources Code § 21166; CEQA Guidelines §§ 15162, 15163, 15164). Once an EIR has been certified, no supplement or subsequent EIR shall be prepared unless the lead agency or responsible agency determines that one of the following conditions has been met:

- (1) Substantial changes are proposed in the project, or substantial changes occur with respect to the circumstances under which the project is undertaken, which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects [CEQA Guidelines § 15162(a)(1)&(2)];
- (2) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- a) The project will have one or more significant effects not discussed in the previous EIR;
- b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative [CEQA Guidelines § 15162(a)(3)].

The City has evaluated the potential environmental impacts of the proposed Modified Project against the criteria set forth in CEQA Guidelines §§ 15162, 15163, 15164, and 15168(c). The City, acting as the Lead Agency, has determined that substantial evidence throughout this Addendum supports the determination that the Modified Project would not have any reasonably foreseeable environmental consequences beyond that analyzed in the Prior EIR and its associated administrative record, that none of the conditions listed above triggering preparation of a subsequent or supplemental EIR apply and that an Addendum to the Leal Master Plan Environmental Impact Report (SCH No. 2015031028) is appropriate for the proposed Modified Project and related entitlements, and fully complies with CEQA, as described in Public Resources Code section 21166 and the *CEQA Guidelines*. The Original EIR was prepared as a Program EIR and as such was evaluated pursuant to CEQA Guidelines § 15168(c). The Lead Agency has determined that the effects of the later activity, in this case the Modified Project, were examined in the program EIR (Original EIR) and pursuant to Section 15162 no subsequent EIR is required.

Table 7 summarizes the City’s determination that none of the conditions listed above triggering preparation of a subsequent or supplemental EIR apply. The following table provides a summary comparison of impacts for the Original Project and the Modified Project. The summary of comparative impacts shows both construction and operations differences.

Table 7. Impact Comparison Between Original Project and Modified Project

Environmental Issue Area	Original Project	Modified Project ¹	
		Construction	Operations
Aesthetics	Less than Significant Impact with Mitigation	Similar	Similar

Environmental Issue Area	Original Project	Modified Project ¹	
		Construction	Operations
Agriculture and Forestry Resources	Less than Significant Impact	Similar	Similar
Air Quality	Significant and Unavoidable Impact	Similar	Reduced
Biological Resources	Less than Significant Impact with Mitigation	Similar	Similar
Cultural Resources	Less than Significant Impact with Mitigation	Similar	Similar
Energy	Less than Significant Impact	Similar	Reduced
Geology and Soils	Less than Significant Impact	Similar	Similar
Greenhouse Gas Emissions	Less than Significant Impact	Similar	Reduced
Hazards and Hazardous Waste	Less than Significant Impact with Mitigation	Similar	Similar
Hydrology and Water Quality	Less than Significant Impact	Similar	Similar
Land Use and Planning	Less than Significant Impact	Similar	Similar
Mineral Resources	Less than Significant Impact	Similar	Similar
Noise	Significant and Unavoidable Impact	Similar	Reduced
Population and Housing	Less than Significant Impact	Similar	Similar
Public Services	Less than Significant Impact	Similar	Similar
Recreation	Less than Significant Impact	Similar	Similar
Transportation and Traffic	Significant and Unavoidable Impact	Similar	Reduced
Tribal Cultural Resources	Less than Significant Impact with Mitigation	Similar	Similar
Utilities and Service Systems	Less than Significant Impact	Similar	Similar
Wildfire	Less than Significant Impact	Similar	Similar

¹ This table provides a qualitative comparison of impacts between the Original and Modified Projects, including construction and operations for the Modified Project. The following Environmental Checklist in Section 2.0 of this Addendum goes into greater detail and justification of these general conclusions presented in this table.

An addendum does not need to be circulated for public review, but rather can be attached to the Prior EIR (CEQA Guidelines § 15164(c)). The City will consider this Addendum and will make a decision regarding the Modified Project [CEQA Guidelines §15164(d)].

1.7 Mitigation Measures

The City has determined that no new mitigation measures⁷ are required, as documented in detail in Section 2.0 below. The Prior EIR included mitigation measures for development of the Modified Project site to reduce impacts to a level of less than significant. Where noted in Section 2.0 and the table below, certain mitigation measures have been satisfied as part of this Addendum and are shown in light grey format. One mitigation measure has been revised to clarify the results of further analysis. The other measures remain in place and are listed below.

Table 8. Mitigation Monitoring and Reporting Checklist

Aesthetics, Light, and Glare	
MM 3.5.1	<p>Nonglare glass shall be used in all nonresidential buildings to minimize and reduce impacts from glare. Buildings that are allowed to use semi-reflective glass must be oriented so that the reflection of sunlight is minimized. Types of nonglare glass shall be specified on final development plans.</p> <p><i>Timing/Implementation: Prior to approval of final development plans</i> <i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>
Air Quality	
MM 3.3.5a	<p>A site-specific air toxics pollutant analysis shall be conducted in accordance with the SCAQMD (2008) Final Localized Significance Threshold Methodology for construction activities. If SCAQMD screening thresholds would be exceeded, air toxic reduction measures shall be identified in order to reduce potential impacts to a level that is less than significant. If it is the case that emissions remain in excess of SCAQMD localized significance thresholds despite the imposition of air toxic reduction measures, project-specific construction-related dispersion modeling acceptable to the SCAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter. If SCAQMD risk thresholds would be exceeded, additional measures shall be identified in the air toxics analysis to address potential impacts and shall be based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The City shall ensure that construction contracts include all identified measures and that the measures reduce the health risk below SCAQMD risk thresholds.</p>

⁷ A statement of “No New Mitigation” as used in this Addendum means that there is no new mitigation required due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

	<p>Construction-generated air toxics pollutant mitigation measures may include but not be limited to:</p> <ol style="list-style-type: none"> 1. Limiting the amount of acreage to be graded in a single day. 2. Restricting intensive equipment usage and intensive ground disturbance to hours outside of hours typically spent at home. 3. Notifying affected sensitive receptors one week prior to commencing on-site construction so that any necessary precautions (such as rescheduling or relocating outdoor activities) can be implemented. The written notification shall include the name and telephone number of the individual empowered to manage construction of the project. In the event complaints are received, the individual empowered to manage construction shall respond to the complaint within 24 hours. The response shall include identification of measures being taken by the project construction contractor to reduce construction-related air pollutants. Such measures may include but are not limited to the relocation of equipment or the rescheduling of construction outside of hours typically spent at home. <p><i>Timing/Implementation:</i> The site-specific air toxics pollutant analysis and any necessary modeling shall be completed prior to grading permit issuance, and measures implemented during construction activities</p> <p><i>Enforcement/Monitoring:</i> City of Eastvale Planning, Building and Safety, or Public Works Departments</p>
<p>MM 3.3.5b</p>	<p>A site-specific air toxics pollutant analysis shall be conducted in accordance with the SCAQMD (2008) Final Localized Significance Threshold Methodology for operational activities. If SCAQMD screening thresholds would be exceeded, air toxic reduction measures shall be identified in order to reduce potential impacts to a level that is less than significant. If it is the case that emissions remain in excess of SCAQMD localized significance thresholds despite the imposition of air toxic reduction measures, project-specific operations-related dispersion modeling acceptable to the SCAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter generated by heavy-duty haul trucks. If SCAQMD risk thresholds would be exceeded, additional mitigation measures shall be identified in the air toxics analysis to address potential impacts and shall be based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and merchandise delivery schedule. The City shall ensure that operations include all identified measures and that the measures reduce the health risk below SCAQMD risk thresholds. Operations-generated air toxic pollutant mitigation measures may include but not be limited to:</p> <ol style="list-style-type: none"> 1. Redesigning the project site plan to locate proposed loading dock facilities as far from sensitive receptors as possible. 2. Posting signage stating the State-mandated prohibition on all project trucks idling in excess of 5 minutes under the Heavy-Duty Vehicle

	<p>Idling Emission Reduction Program.</p> <p>3. Restricting the number of daily heavy-duty haul truck deliveries.</p> <p><i>Timing/Implementation:</i> The site-specific air toxics pollutant analysis and any necessary modeling shall be completed prior to grading permit issuance, and measures implemented during construction activities</p> <p><i>Enforcement/Monitoring:</i> City of Eastvale Planning, Building and Safety, or Public</p>
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Biological Resources

<p>MSHCP Standard Conditions</p>	<p><i>Note: The following discussion highlights the requirements of the MSHCP as they apply to the proposed project. Because the MSHCP has been adopted by the City, it is not necessary to adopt a mitigation measure to enforce its provisions.</i></p> <p>The MSHCP requires that projects pay a mitigation fee, perform species-specific habitat assessments and surveys, and be reviewed for consistency with Section 6.1.2-Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool, Section 6.1.3-Protection of Narrow Endemic Plant Species, Section 6.3.2-Additional Survey Needs and Procedures, and Section 6.1.4-Guidelines Pertaining to the Urban/Wildlands Interface of the MSHCP.</p> <p>The following requirements of the MSHCP apply to the proposed project and will be required of all subsequent development plans and/or projects within the Leal Master Plan area:</p> <ul style="list-style-type: none"> A. The project applicant shall submit fees to the City in accordance with the requirements of the MSHCP Mitigation Fee Ordinance (Chapter 4.62 of the City of Eastvale Municipal Code). B. The project applicant shall assess the proposed project’s consistency with Section 6.1.2, Section 6.1.3, Section 6.3.2, and Section 6.1.4 of the MSHCP. C. A qualified biologist shall conduct a burrowing owl habitat assessment. If needed, focused surveys and preconstruction surveys shall be conducted, as well as appropriate avoidance and minimization (Section 6.3.2 of the MSHCP). D. A qualified biologist shall conduct habitat assessments for the required Narrow Endemic Plant Species. If needed, focused surveys and shall be conducted, as well as appropriate avoidance and minimization (Section 6.1.3 of the MSHCP). E. A qualified biologist shall conduct a habitat assessment for Delhi sands flower-loving fly in areas underlain by Delhi soil series (Species-specific Objective 1B). <p>As noted above, because the City has adopted the MSHCP and enforces its provisions, these requirements do not need to be included as mitigation measures.</p>
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<p>MM 3.7.1</p>	<p>All construction and clearing activities shall be conducted outside of the avian nesting season (January 15–August 31), when feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, special-status resident birds, and other migratory birds protected by the Migratory Bird Treaty Act shall be conducted by a qualified biologist, up to 3 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.</p> <p>If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The City shall be notified if altered exclusions zones widths are authorized by these agencies prior to the initiation of work. The exclusion zones shall remain in force until all young have fledged.</p> <p><i>Timing/Implementation: Requirements shall be incorporated into all rough and/or precise grading plan documents. The project applicant’s construction inspector shall monitor to ensure that measures are implemented during construction.</i></p> <p><i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>
<p>MM 3.7.2</p>	<p>Prior to breaking ground, a qualified biologist shall be retained to determine whether potentially jurisdictional waters are present. If potentially jurisdictional features are identified, the project applicant shall submit a preliminary jurisdictional determination to the US Army Corps of Engineers for verification. The verified delineation will be submitted to the City for its records.</p> <p><i>Timing/Implementation: Prior to approval of grading permits</i></p> <p><i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>
<p>MM 3.7.3</p>	<p>Projects shall result in no net loss of sensitive habitats, riparian vegetation, and/or federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in Clean Water Act Section 404 and 401 permits and/or a 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided to the City prior to approval of each individual grading permit.</p> <p><i>Timing/Implementation: Prior to approval of grading permits</i></p> <p><i>Enforcement/Monitoring: City of Eastvale Planning Department.</i></p>

Cultural Resources	
MM 3.8.1	<p>A detailed cultural resources field survey of the subject property shall be conducted prior to approval of the project. The cultural resources field survey shall identify any cultural resource finds and will set out measures to mitigate any impacts to any significant resources as defined by CEQA, the California Register of Historical Resources, and/or the National Historic Preservation Act. Mitigation methods to be employed include but are not limited to the following:</p> <ul style="list-style-type: none"> • Redesign of the development project to avoid the resource. The resource site shall be deeded to the City or a nonprofit agency to be approved by the City for maintenance of the site. • If avoidance is determined to be infeasible by the City, the resource shall be mapped, stabilized, and capped pursuant to appropriate standards. • If capping is determined to be infeasible by the City, the resource shall be excavated and recorded to appropriate standards. <p><i>Timing/Implementation: Prior to approval of development plan or project</i> <i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>
MM 3.8.2	<p>If cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) are discovered during grading or construction activities in the project area, work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history shall be retained to determine the significance of the discovery.</p> <p>The City shall consider mitigation recommendations presented by a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history for any unanticipated discoveries. The City and the project applicant of the site where the discovery is made shall consult and agree on implementation of a measure or measures that the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of cultural resources.</p> <p><i>Timing/Implementation: As a condition of project approval and implemented during grading and/or construction activities</i> <i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>
MM 3.8.3	<p>If human remains are discovered during any ground-disturbing activities in the project area, all work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and the Riverside</p>

	<p>County Coroner must be notified per California Public Resources Code Section 7050.5 and California Health and Safety Code Section 5097.98. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.</p> <p><i>Timing/Implementation: As a condition of project approval and implemented during grading and/or construction activities</i></p> <p><i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>
<p>MM 3.8.4</p>	<p><u>Prior to issuance of a grading permit, a certified professional paleontologist will be retained by the developer to provide professional paleontological services, which will include survey, education of construction workers, onsite construction monitoring, appropriate recovery, and reporting.</u></p> <p><u>A paleontological monitor shall be present during ground disturbing activities in the eastern half of the Project. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation).</u></p> <ol style="list-style-type: none"> <u>1. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.</u> <u>2. The paleontological monitor shall be present full-time during ground disturbance in the eastern half of the Project, including but not limited to grading, trenching, utilities, and offsite easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced.</u> <u>3. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.</u> <u>4. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.</u> <u>5. In consultation with the qualified paleontologist the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared.</u> <u>6. If the discovery is significant the qualified paleontologist shall notify the CLIENT and CITY immediately.</u> <u>7. In consultation with the CLIENT and CITY the qualified paleontologist</u>

	<p><u>shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.</u></p> <p><u>For the remaining portions of the Project site, if ff any paleontological resources (fossils) are discovered during grading or construction activities in the project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist.</u></p> <p>The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. The City and the project applicant shall consult and agree on implementation of a measure or measures that the City deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the protection of paleontological resources.⁸</p> <p><i>Timing/Implementation: As a condition of project approval and implemented during grading and/or construction activities</i></p> <p><i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>
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Hazards and Hazardous Materials

<p>MM 3.10.2a</p>	<p>Asbestos. Prior to the issuance of any permit for the demolition or alteration of existing structure(s), a letter shall be provided to the Planning Department from a qualified asbestos abatement consultant indicating that no asbestos-containing materials (ACM) are present in the building. If ACMs are found to be present, they will need to be abated in compliance with the South Coast Air Quality Management District’s Rule 1403 and all other applicable state and federal rules and regulations.</p> <p>Lead Paint. Prior to issuance of any permit for the demolition or alteration of</p>
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⁸ The eastern portion of the Project site has a higher potential for paleontological resources than the remainder of the site. Therefore, paleontological monitoring in the eastern portion of the site is required during ground disturbance. The Prior EIR included Mitigation Measure MM 3.8.4, which requires that a qualified paleontologist evaluate any paleontological discoveries during grading. The potential for paleontological discoveries has not changed since certification of the Prior EIR and the limits of disturbance have remained the same. This mitigation measure is being revised in this Addendum to require a qualified paleontologist monitor grading activities on the eastern portion of the site, which is more efficient for grading activities, instead of the requirement to call a monitor to the site to evaluate paleontological resources if found during grading.

	<p>the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Eastvale Building Safety and Inspection Department. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.</p> <p>Polychlorinated Biphenyls. Prior to issuance of a demolition permit, a polychlorinated biphenyls (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulations governing PCB removal and disposal.</p> <p><i>Timing/Implementation: Prior to the issuance of demolition permit</i> <i>Enforcement/Monitoring: City of Eastvale Building and Planning Departments</i></p>
MM 3.10.2b	<p>Prior to the issuance of any individual grading permit, a Phase I Environmental Site Assessment (ESA) shall be conducted to determine the potential for contaminated soil or groundwater on the site. If the Phase I ESA determines that the potential exists for contaminated soil or groundwater on-site, the project applicant shall conduct a Phase II ESA and shall follow its recommendations to remediate any potentially contaminated soil or groundwater. On-site contaminants must be addressed to the satisfaction of either Cal/EPA or the Riverside County Waste Management Department, with their approval of completion of activities/remedial action plans (RAP) submitted to the Eastvale Department of Building and Construction prior to the issuance of a grading permit.</p> <p><i>Timing/Implementation: Prior to issuance of individual grading permit</i> <i>Enforcement/Monitoring: City of Eastvale Building and Planning Departments</i></p>
MM 3.10.2c	<p>All trash and debris observed on-site shall be removed prior to construction activities and disposed of at a landfill or approved dumpsite.</p> <p><i>Timing/Implementation: Prior to construction activities</i> <i>Enforcement/Monitoring: City of Eastvale Building and Planning Departments</i></p>
Noise	
MM 3.6.1	<p>An acoustical assessment shall be prepared that evaluates potential environmental noise impacts associated with the proposed project. Where the acoustical analysis determines that noise levels would exceed applicable City noise standards, noise reduction measures shall be identified and included in the project.</p> <p><i>Timing/Implementation: Prior to approval of development plan or project</i> <i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>

MM 3.6.2	<p>A vibration assessment shall be prepared for construction projects that would involve the use of major vibration-generating equipment (e.g., pile drivers, vibratory rollers) within 200 feet of existing structures. Measures to reduce ground vibration levels shall be identified for any potential vibration impacts exceeding a vibration threshold of 0.2 in/sec ppv.</p> <p><i>Timing/Implementation: Prior to approval of development plan or project</i> <i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>
MM 3.6.3	<p>A construction-related noise mitigation plan shall be submitted to the City for review and approval prior to issuance of a grading permit. The plan shall depict the location of construction equipment and specify how the noise from this equipment will be mitigated during construction of the project.</p> <p><i>Timing/Implementation: Prior to issuance of grading permit</i> <i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>
MM 3.6.4	<p>The following mitigation measures shall be implemented and specified on all project construction plans:</p> <ul style="list-style-type: none"> a) <i>Clearing and construction activities shall be conducted outside of 6:00 p.m. and 6:00 a.m. during the months of June through September, and outside of 6:00 p.m. and 7:00 a.m. during the months of October through May (Municipal Code Chapter 8.52, Noise Regulation).</i> b) All construction equipment shall be kept properly tuned and use noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. c) Construction equipment staging areas shall be centrally located on the project site or located at the farthest distance possible from nearby residential land uses. d) All motorized construction equipment and vehicles shall be turned off when not in use. <p><i>Timing/Implementation: During construction activities, noted on all project construction plans</i> <i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>
Transportation	
MM 3.2.1a	<p>Fair Share of funding shall be paid for widening Limonite Avenue along the project frontage from two to three lanes in each direction. Funding shall be determined and paid via the Riverside County Transportation Uniform Mitigation Fee (TUMF). Project plans and/or phasing shall establish the timing of this improvement to ensure it is in place prior to LOS D operations and consistent with the Master Plan’s infrastructure phasing provisions.</p> <p><i>Timing/Implementation: Prior to approval of development plan or project</i> <i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>

MM 3.2.1b	<p>A focused traffic study shall be prepared that demonstrates the project's consistency with the transportation impact assessment (TIA) for the Leal Master Plan prepared by Fehr & Peers (2015). The traffic study shall assess the following:</p> <ul style="list-style-type: none"> • Parking; • Site access and on-site circulation; • Interaction of driveways with adjacent intersections (if appropriate); • Impacts on local intersections; • Impacts to pedestrian, transit, and bicycle facilities; and • Trip generation monitoring study to ensure that, as land develops in the Leal Master Plan area, the total development generates traffic at or below the levels assumed in this Draft EIR. <p><i>Timing/Implementation: Prior to approval of development plan or project</i> <i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>
MM 3.2.1c	<p>Hamner Avenue shall be widened between Limonite Avenue and Bellegrave Avenue to three lanes in each direction either directly or through fair-share funding as determined by infrastructure and/or facility financing plans approved for the Leal Master Plan. Project plans and/or phasing shall establish the timing of this improvement to ensure it is in place prior to LOS F operations and consistent with infrastructure phasing provisions established as part of Master Plan implementation.</p> <p><i>Timing/Implementation: Prior to approval of development plan or project</i> <i>Enforcement/Monitoring: City of Eastvale Planning Department</i></p>

Source: Final Environmental Impact Report Leal Master Plan EIR SCH No. 2015031028, July 2015.

1.8 Summary of Findings

The Prior EIR concluded impacts from the Original Project would result in the following significant unavoidable impacts:

- Transportation / Traffic
- Air Quality
- Noise

The City of Eastvale has determined that none of the conditions in Section 21166 of the Public Resources Code or Sections 15162, 15163, 15164, and 15168 of the State CEQA Guidelines calling for preparation of a subsequent or supplemental environmental impact report have occurred. In accordance with the analysis presented in Section 2.0, and pursuant to Section 21166 of the Public Resources Code and Section 15162, 15164, 15168, and 15183 of the *State CEQA Guidelines*, the City of Eastvale has determined that:

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- 1) The Modified Project does not propose substantial changes that would require major revisions to the previously certified EIR (Prior EIR) due to new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; and
 - 2) No substantial changes in circumstances have occurred that require major revisions to the previously certified EIR (Prior EIR) due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
 - 3) No new information of substantial importance as described in Section 15162 (a)(3) has been identified that shows any of the following: a) The project will have one or more significant effects not discussed in the Prior EIR; b) Significant effects previously examined will be substantially more severe than shown in the Prior EIR; c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or d) Mitigation measures or alternatives which are considerably different from those analyzed in the Prior EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
 - 4) The Original EIR was prepared as a Program EIR and as such was evaluated pursuant to CEQA Guidelines § 15168(c). The Lead Agency has determined that the effects of the later activity, in this case the Modified Project, were examined in the program EIR (Original EIR) and pursuant to Section 15162 no subsequent EIR is required.

1.9 Cumulative Impacts

The Modified Project would not change the permitted land uses, limits of disturbance or location of the Project boundary, extent of construction activities, or increase the intensity of development. The most intense short-term construction impacts entail rough grading. Since the limits of grading and the remedial grading requirements based on existing geologic conditions would remain as analyzed for the Original Project, short-term construction impacts for the Modified Project would be the same or less than the Original Project. For this reason, no new or greater cumulative impacts associated with construction activities would occur from the Modified Project. Since the Modified Project reduces the intensity of development by reducing the amount of trip generation, the long-term operational impacts associated with the Modified Project would be the same or less than analyzed in the Prior EIR and no new or greater cumulative impacts associated with operational activities would occur from the Modified Project.

Therefore, the Modified Project would not cause new or increased cumulative impacts.

SECTION 2.0 ENVIRONMENTAL CHECKLIST

The following is an analysis of the topical categories listed in Appendix G of the CEQA Guidelines. It should be noted that the topical categories in Appendix G have changed since the certification of the Prior EIR. For example, there are new sections for Tribal Cultural Resources, Energy, and Wildfire; the question for paleontological impacts has moved to the geology and soils category; and many categories have revised wording of the significance questions. This Addendum is based on the updated version of Appendix G to provide current analysis. Additionally, the findings for each topical category have been revised to be consistent with subsequent review. The findings are "New Potentially Significant Impact," "New Mitigation is Required," "No New Impact/No Impact," and "Reduced Impact." A finding of "New Mitigation is Required" means that the project has a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the new or substantially more severe significant impact.

2.1 Aesthetics

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The Prior EIR determined the Original Project would cause a permanent substantial change in the existing visual character of the Project site from dairy/agricultural to developed uses, but that altering the existing visual character of the site would not necessarily degrade it, as the surrounding area is similarly developed. The Modified Project would also change the visual character of the site from dairy farm to developed uses. While the Modified Project proposes to change the mix and intensity of uses compared to the Original Project, the overall result remains the same that the character of the site would change from dairy farm to a mix of residential and commercial development.

The proposed changes associated with the Modified Project would not change the conclusions in the Prior EIR as there is no new potentially significant impact and previously identified significant impacts are not substantially more severe. The Modified Project would not cause new or increased impacts and impacts are less than significant.

a, b) The Prior EIR determined the Project site does not constitute a scenic vista and is not located near a scenic highway. Furthermore, there are no designated scenic vistas identified in the Eastvale General Plan. The Santa Ana River is identified as a scenic resource; however, the Project site is approximately two miles north of the Santa Ana River. The area surrounding the Project site is currently developed with a mix of residential and commercial uses, similar to the Modified Project.

Therefore, the conclusions presented in the Prior EIR that the Project site does not constitute a scenic vista; does not contain scenic resources; is not located near a scenic highway; and would not block views of a scenic vista, would also apply to the Modified Project.

Therefore, the Modified Project would not cause new or increased impacts and impacts are less than significant.

c) The Prior EIR determined the Original Project would not degrade the existing visual character or quality of the site or surrounding areas. The Leal Master Plan includes design guidelines to ensure the character and quality of development meet the City's goals for Project characteristics and level of quality and is visually compatible with surrounding development.

The Modified Project also includes design guidelines and adds new development standards to guide and regulate future development in greater detail than the Original Project. Furthermore, the Modified Project specifies proposed development intensity and identified the southeast corner of the Project site (Limonite and Hamner) as the Downtown area, which is adjacent to and compatible with surrounding existing commercial development (Eastvale Gateway Center and the Cloverdale Marketplace).

Since the Project site is located within an urbanized area, surrounded by residential and commercial uses, and the Modified Project is consistent with the Leal Master Plan zoning, and no other City regulations govern scenic quality, the Modified Project would have a less than significant impact.

Therefore, the conclusions presented in the Prior EIR remain unchanged as there is no new potentially significant impact and previously identified significant impacts are not substantially more severe. No new or more severe impacts would occur as a result of the Modified Project, and impacts are less than significant.

d) The Prior EIR determined the Project site is located in a suburban setting, surrounded by a developed environment with fixed and mobile sources of exterior light and glare. Fixed sources of light and glare include exterior building-mounted and freestanding light fixtures, illuminated signage on existing land uses, and street lighting along local streets near the Project. Mobile sources of light and glare originate from vehicles along surrounding streets. These existing light sources contribute to moderate levels of nighttime lighting.

Development of the Project site would add nighttime lighting for roadway visibility and safety, and lighting associated with residential and commercial development. The Original Project concluded that consistency with Section 120.05.050, Outdoor Lighting, in Chapter 120.05, Development Standards, of the Eastvale Municipal Code, would reduce impacts from all outdoor lighting fixtures to less than significant.

The Original EIR also determined that development could introduce new sources of glare from windows associated with the proposed non-residential development. Mitigation Measure **MM 3.5.1** was included to require future development plans and/or Projects to utilize nonglare glass in all nonresidential buildings to minimize and reduce impacts from glare. With implementation of the mitigation measure, impacts were determined less than significant.

The Modified Project includes a similar mix of uses as the Original Project and both Section 120.05.050 of the Municipal Code and Mitigation Measure 3.5.1 would apply to the Modified Project. Therefore, the conclusions presented in the Prior EIR remain unchanged. No new or more severe impacts would occur as a result of the Modified Project, and impacts are less than significant.

Mitigation Measures: The mitigation measure included in the Prior EIR remains applicable to the Modified Project is shown below.

MM 3.5.1 Nonglare glass shall be used in all nonresidential buildings to minimize and reduce impacts from glare. Buildings that are allowed to use semi-reflective glass must be oriented so that the reflection of sunlight is minimized. Types of nonglare glass shall be specified on final development plans.

Timing/Implementation: Prior to approval of final development plans

Enforcement/Monitoring: City of Eastvale Planning Department

Conclusion: The changes associated with the Modified Project would not substantially change or increase the visibility of development or substantially change the overall character of the development from the Original Project. The Modified Project would not add new sources of light and glare compared to the Original Project and the Modified Project would have the same level of visual compatibility as the Original Project. Therefore, no changes to the conclusions presented in the Prior EIR are warranted. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with mitigation.

2.2 Agriculture and Forestry Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California 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. Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: In accordance with State CEQA Guidelines Section 15128, the Prior EIR determined that as a result of the absence of environmental resources or Project characteristics to produce impacts, the potential effect on Agriculture and Forestry Resources was found to be less than significant. The Original Project included a zone

change from Heavy Agriculture (A-2) to Leal Master Plan. In the course of that zone change, the City made findings documenting the rationale for the zone change and the justification for the conclusion that no significant impacts to agricultural resources would occur. The Prior EIR concluded,

“However, the City’s General Plan and General Plan EIR determined that conversion of agricultural land was a significant and unavoidable impact of land development within the Eastvale city limits. General Plan Policy AQ-39 states that the loss of agricultural productivity on lands designated for urban uses within the city limits is anticipated as a consequence of the city’s development.

Because this property was designated for development, the conversion of agricultural uses is consistent with the adopted General Plan and General Plan EIR. Therefore, this impact is less than significant.”⁹

The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. Furthermore, no substantial changes in site conditions or substantial changes to the circumstances have occurred that would change the conclusions presented in the Prior EIR.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

a) The Original Project changed the zoning on the Project site from Heavy Agriculture (A-2) to Leal Master Plan. In the course of that zone change, the City made findings documenting the rationale for the zone change and the justification for the conclusion that no significant impacts to agricultural resources would occur. Furthermore, the Prior EIR under Impact 3.9.8 determined that conversion of mapped Farmland was a less than significant impact. The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Original Project changed the zoning on the Project site from Heavy Agriculture (A-2) to Leal Master Plan and no Williamson Act contract applies to the Project site. The Modified Project is consistent with the allowed uses under the Leal Master Plan zoning. No new significant impacts or substantial increase in the severity of significant

⁹ Leal Master Plan Draft EIR, July 2015, Section 3.9.8, Page 3.9-6

impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c) The Project site is currently zoned Leal Master Plan, which designates the site for a mix of residential and commercial uses. The Project site does not contain land zoned as forest land or timberland. The Modified Project is consistent with the allowed uses under the Leal Master Plan zoning conforms to the existing Leal Master Plan zoning. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) As discussed above, no land zoned as forest land or timberland exists within the Project site boundaries. Approval of the Modified Project would not result in the loss of forest land or conversion of forest land to other uses. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

e) The Modified Project would not involve other changes in the existing environment that, due to their location or nature, could result in conversion of farmland to non-agricultural use or forest land to non-forest use. The Modified Project would not change the limits of disturbance, which encumbers the entire site. No existing farmland occurs adjacent to the Project site. The Project site itself is no longer productive farmland. The entire Project site is surrounded by existing residential and commercial development. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Original Project included a zone change from Heavy Agriculture (A-2) to Leal Master Plan. In the course of that zone change, the City made findings documenting the rationale for the zone change and the justification for the conclusion that no significant impacts to agricultural resources would occur. The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. Furthermore, no substantial changes in site conditions or substantial changes to the circumstances have occurred that would change the conclusions presented in the Prior EIR. Therefore, the conclusions presented in the Prior EIR remain unchanged as there is no new potentially significant impact and previously identified significant impacts are not substantially more severe. No new or more severe impacts would occur as a result of the Modified Project, and impacts are less than significant.

2.3 Air Quality

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Air Quality impacts are analyzed for both operations and construction. Operational emissions are based on the type and intensity of land use. The Prior EIR analyzed operational emissions from the Original Project land use mix and concluded operational emissions would be significant and unavoidable.

Construction emissions result from construction activities, most notably grading activities since grading tends to produce the greatest amount of daily emissions. The Prior EIR determined construction activities would result in a significant unavoidable impact.

The Prior EIR included two mitigation measures, **MM 3.3.5a and 3.3.5b**, requiring site specific air toxics pollutant analysis in accordance with South Coast Air Quality Management District (SCAQMD) Final Localized Significance Threshold Methodology for both construction and operational activities.

a) The Prior EIR determined that the Original Project “would not conflict with or obstruct implementation of the 2012 AQMP, as it has been anticipated in the City General Plan... The proposed Master Plan is consistent with the City’s General Plan and

thus does not exceed the population or job growth projections used by the SCAQMD to develop the 2012 Air Quality Management Plan.”¹⁰

Since certification of the Prior EIR, a newer 2016 Air Quality Management Plan (AQMP) has been adopted. The 2016 AQMP is based on development intensities assumed in the City’s adopted General Plan, which for this Project site is the Leal Master Plan. Since the Modified Project reduces the overall intensity of development compared to the Original Project, resulting in a reduction in the number of vehicle trips generated by the future development¹¹ and the Modified Project continues to propose a mix of residential and commercial uses, including developing a “downtown,” the Modified Project is consistent with the 2016 AQMP.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Prior EIR analyzed both short-term construction emissions and long-term operational emissions. The Prior EIR determined short-term construction emissions and long-term operational impacts would be significant and unavoidable.

Construction

The Prior EIR determined short-term construction emissions would cause a significant unavoidable impact. The Prior EIR states:

“Quantifying the air quality pollutant emissions from future, short-term, temporary construction activities allowed under the proposed Master Plan is not possible due to project-level variability and uncertainties related to future individual projects in terms of detailed site plans, construction schedules, equipment requirements, etc., which are not currently determined. However, depending on how development proceeds, construction-generated emissions associated with development of the Master Plan area could potentially exceed SCAQMD thresholds of significance. Therefore, future project-level analyses of air quality impacts, in accordance with California Environmental Quality Act (CEQA) requirements, would be conducted on a case-by-case basis as individual, future development projects allowed under the Master Plan proceed.”¹²

The Master Plan, as part of the Stage 2 development planning process, is further defined and detailed than the Original Project. The proposed Tentative Tract Map includes a rough grading concept, and a cut/fill analysis has been performed to

¹⁰ Leal Master Plan Draft EIR, July 2015, Section 3.3, Page 3.3-10

¹¹ Leal Master Plan Amendment Project Traffic Study, RK Engineering Group, Inc., December 22, 2021

¹² Leal Master Plan Draft EIR, July 2015, Section 3.3, Page 3.3-5

determine earthwork quantities. This information was used to prepare the "Leal Master Plan Amendment Project Air Quality, Greenhouse Gas and Energy Impact Study" by RK Engineering Group, Inc., December 22, 2021, which is included in **Appendix B**.

The Modified Project includes several Project Design Features (PDFs) that have emission reduction benefits.

AQ PDF-1 A Construction Management Plan will be prepared that includes the requirements for Air Quality mitigation measures to be submitted to the City of Eastvale for all phases of construction.

AQ PDF-2 The Project commits to following the standard South Coast Air Quality Management District (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.

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- AQ PDF-3** All construction equipment to the extent feasible will have Tier 4 low emission “clean diesel” engines (Original Equipment Manufacturer or retrofit) that include diesel oxidation catalysts and diesel particulate filters that meet the latest California Air Resources Board (CARB) best available control technology.
- AQ PDF-4** Construction equipment will be maintained in proper tune.
- AQ PDF-5** All construction vehicles will be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.
- AQ PDF-6** The Project will minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.
- AQ PDF-7** The use of heavy construction equipment and earthmoving activity will be suspended during Air Alerts when the Air Quality Index reaches the “Unhealthy” level.
- AQ PDF-8** The Project will establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
- AQ PDF-9** Staging areas for the construction equipment will be located as distant as possible from adjacent residential homes.
- AQ PDF-10** To the extent possible, the Project will use haul trucks with on-road engines instead of off-road engines for on-site hauling.

The most notable PDF applied to the Modified Project that was not applied to the Original Project is the use of Tier 4 low emission “clean diesel” engines (**AQ PDF-3**). The Original Project did not mandate the use of all Tier 4 engines allowing grading activity to rely on Tier 3 engines, which emit more emissions than Tier 4 engines.¹³

The Air Quality study calculated construction emissions as summarized in the following table.¹⁴

¹³ Leal Master Plan Draft EIR, July 2015, Section 3.3, Page 3.3-5

¹⁴ Table 16 from “Leal Master Plan Amendment Project Air Quality, Greenhouse Gas and Energy Impact Study,” prepared by RK Engineering Group, Inc., dated December 22, 2021

Table 9. Regional Construction Emissions¹⁴

Maximum Daily Emissions (lbs/day) ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition	0.59	4.80	24.46	0.05	2.32	0.49
Site Preparation	1.66	49.77	31.79	0.24	14.65	6.20
Grading	2.98	94.62	53.41	0.45	16.97	5.81
Building Construction	12.89	40.14	145.48	0.49	41.49	11.45
Paving	1.19	1.24	17.78	0.02	0.21	0.08
Architectural Coating	73.82	1.31	22.10	0.06	7.11	1.91
Maximum¹	73.82	94.62	145.48	0.49	41.49	11.45
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

¹ Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

As shown in the prior table, construction activities are anticipated to be less than SCAQMD thresholds. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project.

Operations

The Prior EIR determined long-term operational emissions would cause a significant unavoidable impact. The Prior EIR states:

“...buildout of the Master Plan, assuming the most conservative land use potential, would result in emissions in excess of SCAQMD thresholds for criteria air pollutants and precursors for which the SoCAB is in nonattainment.”¹⁵

The Modified Project, prepared as part of the Stage 2 development planning process, provides greater detail and definition than the Original Project, as shown in Table 3 and the Leal Master Plan Amendment (Appendix A). Similar to the Original Project, the Modified Project allows for flexibility of land uses and establishes specific land use intensities provided development is consistent with the plans and specifications included in the Leal Master Plan Amendment. The air quality analysis provided below is based on the land use intensities established for the Modified Project in Table 3.

The following table summarizes regional operational emissions from the Modified Project.¹⁶ As shown, operational emissions from the Modified Project remain under

¹⁵ Leal Master Plan Draft EIR, July 2015, Section 3.3, Page 3.3-8

SCAQMD thresholds of significance and less than the Original Project. The reason for this change is the reduced level of development intensity presented in the Modified Project compared to the Original Project.

Table 10. Regional Operational Emissions¹⁶

Maximum Daily Emissions (lbs/day) ¹						
Project Emissions	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile Sources	105.36	84.22	788.32	1.58	179.11	48.35
Energy Sources	1.52	13.01	5.80	0.08	1.05	1.05
Area Sources	85.70	37.63	221.51	0.24	4.00	4.00
Total Project Emission	192.58	134.86	1015.62	1.90	184.15	53.40
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	Yes	Yes	Yes	No	Yes	No
LEAL Master Plan 2015 EIR	268.32	258.6	1,200.15	4.94	326.66	92.99
Exceeds 2015 EIR Levels (?)	No	No	No	No	No	No
Change in Emission Levels	-75.74	-123.742	-184.53	-3.0393	-142.5076	-39.5922
Percentage Change	-28%	-48%	-15%	-62%	-44%	-43%

¹ Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

Therefore, the Modified Project would not cause new or increased operational impacts to occur.

Cumulative

Air pollution is largely a cumulative impact. Therefore, by SCAQMD policy, if a Project's individual emissions exceed significance thresholds, the project's impacts would be cumulatively considerable. If a project's individual emissions do not exceed significance thresholds, the project's impacts would not be cumulatively considerable.

The Prior EIR concluded the Original Project would cause a significant and unavoidable cumulative impact because individual construction and operational emissions would exceed significance thresholds. The individual construction and operational emissions for the Modified Project are less than the Original Project. Since the Modified Project would not increase the amount of daily nonattainment pollutant emissions as discussed in above, no new significant impacts or substantial increase in

¹⁶ Table 18, from "Leal Master Plan Amendment Project Air Quality, Greenhouse Gas and Energy Impact Study," prepared by RK Engineering Group, Inc., dated December 22, 2021

the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary.

c) The Prior EIR determined Project construction would emit localized pollutants through the on-site use of heavy-duty construction equipment as well as fugitive dust from demolition and ground-disturbing activities on site. These localized emissions could expose nearby sensitive receptors to substantial pollutant concentrations. Similarly, long-term Project operations would emit pollutants that could result in local Carbon Monoxide (CO) hotspots.

The Air Quality Study for the Modified Project calculated Localized Construction Emissions for the Modified Project. The Prior EIR included a requirement for Localized Construction Emissions as **Mitigation Measure 3.3.5a**, which this analysis satisfies. As shown in the following table, Localized Construction Emissions would be below the SCAQMD thresholds of significance.

Table 11. Localized Construction Emissions¹⁷

Maximum Daily Emissions (lbs/day) ¹				
Activity	NOx	CO	PM ₁₀	PM _{2.5}
On-site Emissions	3.30	33.00	7.72	3.95
SCAQMD Construction Threshold ²	235.0	1,461.0	10.0	6.9
Exceeds Threshold (?)	No	No	No	No

¹ Maximum daily emission 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-22, Corona/Norco, 4-acre site, receptor distance 25 meters.

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. The Prior EIR conducted a CO hot spot analysis and determined emission levels would be below the California Ambient Air Quality Standards (CAAQS) levels.¹⁸ Since the Modified Project would generate approximately 27,764 fewer daily vehicle trips, it can also be concluded that no new CO hotspots would occur as a result of the Modified Project.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. **Mitigation Measure 3.3.5.b.** would remain applicable.

d) The Prior EIR determined short-term odors can occur during construction, both during grading and painting of structures. Long-term operational odors commonly

¹⁷Table 17, from "Leal Master Plan Amendment Project Air Quality, Greenhouse Gas and Energy Impact Study," prepared by RK Engineering Group, Inc., dated December 22, 2021.

¹⁸ Leal Master Plan Draft EIR, July 2015, Table 3.3-5, Page 3.3-12

occur from land uses such as, agricultural uses (farming and livestock), chemical plants, composting operations, dairies, fiberglass molding facilities, food processing plants, landfills, refineries, rail yards, and wastewater treatment plants. Since the construction operations would remain similar to the Original Project, and the Modified Project does not contain any new odor producing land uses, the Modified Project would not cause new significant impacts or substantial increase in the severity of significant impacts and no new mitigation is necessary. Impacts would be less than significant.

Mitigation Measures: Mitigation Measures **MM 3.3.5b** remains applicable to the Modified Project.

MM 3.3.5a A site-specific air toxics pollutant analysis shall be conducted in accordance with the SCAQMD (2008) Final Localized Significance Threshold Methodology for construction activities. If SCAQMD screening thresholds would be exceeded, air toxic reduction measures shall be identified in order to reduce potential impacts to a level that is less than significant. If it is the case that emissions remain in excess of SCAQMD localized significance thresholds despite the imposition of air toxic reduction measures, project-specific construction-related dispersion modeling acceptable to the SCAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter. If SCAQMD risk thresholds would be exceeded, additional measures shall be identified in the air toxics analysis to address potential impacts and shall be based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The City shall ensure that construction contracts include all identified measures and that the measures reduce the health risk below SCAQMD risk thresholds. Construction-generated air toxics pollutant mitigation measures may include but not be limited to:

1. Limiting the amount of acreage to be graded in a single day.
2. Restricting intensive equipment usage and intensive ground disturbance to hours outside of hours typically spent at home.
3. Notifying affected sensitive receptors one week prior to commencing on-site construction so that any necessary precautions (such as rescheduling or relocating outdoor activities) can be implemented. The written notification shall include the name and telephone number of the individual empowered to manage construction of the project. In the event complaints are received, the individual empowered to manage construction shall respond to the complaint within 24 hours. The response shall include identification of measures being taken by the project construction contractor to reduce construction-related air

pollutants. Such measures may include but are not limited to the relocation of equipment or the rescheduling of construction outside of hours typically spent at home.

Timing/Implementation: The site-specific air toxics pollutant analysis and any necessary modeling shall be completed prior to grading permit issuance, and measures implemented during construction activities

Enforcement/Monitoring: City of Eastvale Planning, Building and Safety, or Public Works Departments

MM 3.3.5b A site-specific air toxics pollutant analysis shall be conducted in accordance with the SCAQMD (2008) Final Localized Significance Threshold Methodology for operational activities. If SCAQMD screening thresholds would be exceeded, air toxic reduction measures shall be identified in order to reduce potential impacts to a level that is less than significant. If it is the case that emissions remain in excess of SCAQMD localized significance thresholds despite the imposition of air toxic reduction measures, project-specific operations-related dispersion modeling acceptable to the SCAQMD shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter generated by heavy-duty haul trucks. If SCAQMD risk thresholds would be exceeded, additional mitigation measures shall be identified in the air toxics analysis to address potential impacts and shall be based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and merchandise delivery schedule. The City shall ensure that operations include all identified measures and that the measures reduce the health risk below SCAQMD risk thresholds. Operations-generated air toxic pollutant mitigation measures may include but not be limited to:

1. Redesigning the project site plan to locate proposed loading dock facilities as far from sensitive receptors as possible.
2. Posting signage stating the State-mandated prohibition on all project trucks idling in excess of 5 minutes under the Heavy-Duty Vehicle Idling Emission Reduction Program.
3. Restricting the number of daily heavy-duty haul truck deliveries.

Timing/Implementation: The site-specific air toxics pollutant analysis and any necessary modeling shall be completed prior to grading permit issuance, and measures implemented during construction activities

*Enforcement/Monitoring: City of Eastvale Planning, Building and Safety,
or Public Works Departments*

Conclusion: The Modified Project would cause similar daily emissions from construction activities and less operational emissions as a result of approximately 27,764 fewer daily vehicle trips, compared to the Original Project. Therefore, no changes to the conclusions presented in the Prior EIR are necessary. **Mitigation Measure MM 3.3.5b** required by the Prior EIR remains applicable to the Modified Project. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary.

2.4 Biological Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The Prior EIR performed a records search and determined no previously recorded sensitive biological resources have occurred on the Project site. The Project site is disturbed and was previously used as a dairy farm. No surveys for sensitive species were conducted as part of the Prior EIR and mitigation measures were added requiring future surveys. The Prior EIR concluded that with mitigation, all potential biological impacts would be reduced to less than significant.

The potential for biological impacts depends on the area of impact and the condition of the Project site. The Modified Project would not change the limits of disturbance, which encumbers the entire site, and the condition of the Project site remains

essentially unchanged from the time of the Prior EIR. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged.

In support of this Addendum, a Biological Assessment was conducted for the Modified Project. That assessment, *“Biological Assessment of the Leal Property,”* prepared by Carlson Strategic Land Solutions, March 2021, is included as **Appendix C**. The Biological Assessment included a field survey on June 9, 2021, to map vegetation communities and conduct a jurisdictional delineation. Focused burrowing owl surveys and narrow endemic plant surveys were conducted on June 16, June 23, July 1, and July 13, 2021. Furthermore, a Delhi Sands Flower Loving Fly Assessment was performed on June 18, 2021.

No special status species were observed on-site and none are expected to occur given current site conditions and habitat type. The vegetation communities mapped on the Project site are as follows:

Table 12. Vegetation Communities Observed¹⁹

Vegetation Community	Acreage within in the Project Site
Ruderal	96.82
Historical Dairy Farm	25.82
Disturbed/Developed	37.87
TOTAL	160.0

The Project site is located within the Western Riverside Multiple Species Habitat Conservation Program (MSHCP) boundaries. However, the Project site is not located within any MCHCP Criteria Areas, Cell Groups, or Subunits, and the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants (Survey Area 7) pursuant to MSHCP Section 6.1.3, Urban/Wildlands Interface guidelines pursuant to MSHCP Section 6.1.4, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2.

The field surveys conducted as part of the Biological Assessment satisfy several of the prior mitigation measures, as described below. Project site conditions have remained very similar to that analyzed in the Prior EIR. There is no evidence of changes that could result in occupation by special status species or riparian/wetland habitats that would be subject to state and federal permits, and the analysis and conclusions presented in the Prior EIR remain valid.

¹⁹ Table 2, from *“Biological Assessment of the Leal Property located in the City of Eastvale,”* prepared by Carlson Strategic Land Solutions, dated November 2, 2021.

a) The Biological Assessment determined no previously recorded sensitive biological resources (i.e., special-status species populations, sensitive habitats, or jurisdictional features) occur on the Project site or within the Study Area. Furthermore, no sensitive biological resources, including, special-status species populations, sensitive habitats, or jurisdictional features occur on the Project site.

The Project site does not contain any suitable habitat for special status species or sensitive species, nor were any observed on-site during recent surveys. The Modified Project would include the removal of non-native and ruderal species; therefore, impacts would not be considered a significant impact and no mitigation is required.

The Modified Project would cause the disruption and removal of ruderal and developed habitat and the loss and displacement of non-sensitive common wildlife species. Due to the level of existing disturbance from the historical use as a dairy farm, human activity on-site and within the vicinity (e.g., nearby development), these impacts would not be expected to reduce the general wildlife populations below self-sustaining levels within the region and impacts to non-sensitive wildlife species do not meet the significance thresholds. Therefore, impacts to common wildlife species would not be considered a significant impact and no mitigation is required.

The Prior EIR identified a potential for impacts to nesting birds. The Project site consists of suitable habitat for nesting, foraging, and/or wintering avian species. While none of the common species carry a Federal or State listing as threatened or endangered, they are all protected under the Migratory Bird Treaty Act (MBTA) during breeding season. Therefore, a pre-construction survey is required in compliance with the MBTA. Implementation of **Mitigation Measure MM 3.7.1** from the Prior EIR would reduce potential impacts to the avian species to a less than significant level if nesting individuals are present.

The biological evaluation of the Project site provides greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the Modified Project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The Modified Project would not change the limits of disturbance, which encumbers the entire site, and the existing site conditions of a dairy farm remain consistent with that analyzed in the Prior EIR. Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with implementation of **Mitigation Measure 3.7.1** as presented in the Prior EIR.

b, c) Based on the field surveys and focused surveys conducted as part of the Biological Assessment of the Modified Project, no sensitive plant communities or habitats occur on the Project site. Sensitive habitats include those that are of special

concern to resource agencies and those that are protected under the MSHCP, CEQA, Section 1600 of the California Fish and Game Code, and Section 404 of the Clean Water Act.

Furthermore, the Biological Assessment included a formal jurisdictional delineation on the Project site. Based on those results, no jurisdictional features were identified on the Project site subject to Section 1602 of the California Fish and Game Code and the Porter Cologne Act, as regulated by the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB), and no jurisdictional non-wetland or wetland waters regulated under Section 404 of the Clean Water Act were identified on the Project site.

The Biological Assessment has determined that no sensitive biological resources or jurisdictional features occur on the Project site; therefore, no impacts would occur. **Mitigation Measures 3.7.2 and 3.7.3** included in the Prior EIR have been fulfilled by the Biological Assessment.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant and **Mitigation Measures 3.7.2 and 3.7.3** presented in the Prior EIR have been fulfilled.

d) The Project site has been disturbed by development and intense historical dairy and agricultural uses and is unlikely to facilitate local wildlife movement. In addition, the Project site is completely surrounded by dense urban development, further impairing wildlife movement.

The Project site supports potential live-in and movement habitat for species on a local scale (i.e., some limited live-in and marginal movement habitat for reptile, bird, and mammal species), however, the Project site provides little to no function to facilitate wildlife movement on a regional scale. Furthermore, the site is not identified as a Special Linkage area within the MSHCP. Movement on a local scale likely occurs with species adapted to urban environments due to the surrounding development and disturbances in the vicinity of the site. Implementation of the Modified Project would not change the lack of wildlife movement across the Project site nor the classification of the Project site in the MSHCP that the Project site is not a Special Linkage area or integral to wildlife movement.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

e) As indicated in the Prior EIR, "The City of Eastvale has no policies or ordinances relating to biological resources."²⁰ Therefore, the Project site is not subject to any local policies, such as a tree preservation ordinance, and no impacts would occur and no mitigation is required. No change in conclusion from what was analyzed in the Prior EIR would occur.

f) As analyzed in the Prior EIR, and applicable to the Modified Project, the Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) and is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits. Furthermore, the Project site is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. The Project site is subject to Riparian and Riverine Areas pursuant to MSHCP Section 6.1.2, Narrow Endemic Plants Overlay, pursuant to MSHCP Section 6.1.3, Urban/Wildland Interface pursuant to Section 6.1.4, and Western Burrowing Owl overlay pursuant to MSHCP Section 6.3.2.

The Biological Assessment determined no previously recorded sensitive biological resources (i.e., special-status species populations, sensitive habitats, or jurisdictional features) occur on the Project site or within the Study Area. Furthermore, no sensitive biological resources, including i.e., special-status species populations, sensitive habitats, or jurisdictional features occur on the Project site. The MSHCP includes standard measures, some of which apply to the Modified Project as documented in the Biological Assessment. The Biological Assessment provides greater site-specific detail and analysis than the information presented in the Prior EIR, but the assessment and compliance with the MSHCP are not new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

Suitable habitat for burrowing owl, white-tailed kite, grasshopper sparrow, and mountain plover exists within the Study Area. These animal species are all covered under the MSHCP. With the City's participation and implementation of the MSHCP, any direct and indirect impacts to sensitive species would be less than significant with the payment of the mitigation fee and compliance with all applicable requirements of the MSHCP. This provides full mitigation under the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), the Endangered Species Act (ESA), and the California Endangered Species Act (CESA) for impacts to MSHCP covered species and habitats. Compliance with the MSHCP and payment of MSHCP fees are not new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would

²⁰ Leal Master Plan Draft EIR, July 2015, Page 3.7-7

occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: Several measures have already been satisfied and are shown in light grey format. The mitigation measures applicable to the Modified Project are listed below.

MSHCP Standard Condition: *Note: The following discussion highlights the requirements of the MSHCP, which are standard requirements applicable to project sites within the MSHCP boundaries. Because the MSHCP has been adopted by the City, it is not necessary to adopt a mitigation measure to enforce its provisions.*

The MSHCP requires that projects pay a mitigation fee, perform species-specific habitat assessments and surveys, and be reviewed for consistency with Section 6.1.2-Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool, Section 6.1.3-Protection of Narrow Endemic Plant Species, Section 6.3.2-Additional Survey Needs and Procedures, and Section 6.1.4-Guidelines Pertaining to the Urban/Wildlands Interface of the MSHCP.

The following requirements of the MSHCP apply to the proposed Project and will be required of all subsequent development plans and/or projects within the Leal Master Plan area:

- A. The Project applicant shall submit fees to the City in accordance with the requirements of the MSHCP Mitigation Fee Ordinance (Chapter 4.62 of the City of Eastvale Municipal Code).
- B. The project applicant shall assess the proposed project's consistency with Section 6.1.2, Section 6.1.3, Section 6.3.2, and Section 6.1.4 of the MSHCP.
- C. A qualified biologist shall conduct a burrowing owl habitat assessment. If needed, focused surveys and preconstruction surveys shall be conducted, as well as appropriate avoidance and minimization (Section 6.3.2 of the MSHCP).
- D. A qualified biologist shall conduct habitat assessments for the required Narrow Endemic Plant Species. If needed, focused surveys and shall be conducted, as well as appropriate avoidance and minimization (Section 6.1.3 of the MSHCP).
- E. A qualified biologist shall conduct a habitat assessment for Delhi sands flower-loving fly in areas underlain by Delhi soil series (Species-specific Objective 1B).

As noted above, because the City has adopted the MSHCP and enforces its provisions, these requirements are fully enforceable under the City's Code as standard conditions.

MM 3.7.1 All construction and clearing activities shall be conducted outside of the avian nesting season (January 15–August 31), when feasible. If clearing and/or construction activities occur during the nesting season, preconstruction surveys for nesting raptors, special-status resident birds, and other migratory birds protected by the Migratory Bird Treaty Act shall be conducted by a qualified biologist, up to 3 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot radius surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds.

If an active nest is located within 100 feet (250 feet for raptors) of construction activities, the Project applicant shall establish an exclusion zone (no ingress of personnel or equipment at a minimum radius of 100 feet or 250 feet, as appropriate, around the nest). Alternative exclusion zones may be established through consultation with the CDFW and the USFWS, as necessary. The City shall be notified if altered exclusion zones widths are authorized by these agencies prior to the initiation of work. The exclusion zones shall remain in force until all young have fledged.

Timing/Implementation: Requirements shall be incorporated into all rough and/or precise grading plan documents. The Project applicant's construction inspector shall monitor to ensure that measures are implemented during construction.

Enforcement/Monitoring: City of Eastvale Planning Department

MM 3.7.2 Prior to breaking ground, a qualified biologist shall be retained to determine whether potentially jurisdictional waters are present. If potentially jurisdictional features are identified, the project applicant shall submit a preliminary jurisdictional determination to the US Army Corps of Engineers for verification. The verified delineation will be submitted to the City for its records.

Timing/Implementation: Prior to approval of grading permits

Enforcement/Monitoring: City of Eastvale Planning Department

MM 3.7.3 Projects shall result in no net loss of sensitive habitats, riparian vegetation, and/or federally protected waters through impact avoidance, impact minimization, and/or compensatory mitigation, as determined in Clean Water Act Section 404 and 401 permits and/or a 1602 Streambed Alteration Agreement. Evidence of compliance with this mitigation measure shall be provided to the City prior to approval of each individual grading permit.

Timing/Implementation: Prior to approval of grading permits

Enforcement/Monitoring: City of Eastvale Planning Department

Conclusion: A Biological Assessment of the Modified Project determined impacts to biological resources would be less than significant with mitigation incorporated. **Mitigation Measures 3.7.2 and 3.7.3** presented in the Prior EIR have been fulfilled. Mitigation **Measure 3.7.1** remains applicable as presented in the Prior EIR to reduce impacts to nesting birds to less than significant. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. **Mitigation Measure 3.7.1** remains applicable to the Modified Project.

2.5 Cultural Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The Prior EIR conducted a records search and determined that no designated or previously identified cultural resources, such as prehistoric sites, historic sites, historic buildings/structures, and isolated artifacts, occur on the Project site. However, the Prior EIR indicated that a formal analysis had not been conducted and whether cultural resources or human remains are present could not be determined.²¹

Mitigation Measure 3.8.1 required that future development plans and Projects prepare site-specific cultural resource field surveys and studies.

A site-specific cultural resources study has been prepared for the Modified Project. The report, *"Cultural and Paleontological Resources Assessment, October 2021,"* prepared by Duke CRM is included in **Appendix D**. The study included a records search and intensive pedestrian field survey of the site on June 17 and 18, 2021.

a) The Prior EIR concluded that while there are no designated or previously identified cultural resources, the Project area had not been formally evaluated for the cultural resources and as a result it was unknown at the time whether cultural resources or human remains were present onsite. As a result, **Mitigation Measure 3.8.1** was required within the Prior EIR, which included a detailed, site-specific cultural resource field survey to identify any cultural resources onsite. As part of the Modified Project a Cultural and Paleontological Resources Assessment was prepared (**Appendix D**) and included both a records search and field survey, which satisfies this mitigation measure. The records search identified two previously recorded cultural resources with ½ mile of the Project site. The resource located off the Project site consists of historic debris, which would not be impacted by the proposed Project. The second result of the records search is the Leal Property itself. A thorough assessment of the Leal Property, including the structures on the property, determined that Property is not

²¹ Leal Master Plan Draft EIR, July 2015, Section 3.8.5, Page 3.8-3

eligible for the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or local designation. Additionally, the field survey did not identify any cultural resources on the Project site. Based on the low sensitivity for cultural resources occurring on the Project site, no archaeological monitoring is required during ground disturbing activities.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project. Mitigation Measure **MM 3.8.1** has been satisfied and no new mitigation is necessary. While determined to be highly unlikely, Mitigation Measures **MM 3.8.2 and MM 3.8.3** would remain applicable to the Modified Project. Impacts would remain less than significant with mitigation.

b) Archaeological record surveys were conducted as part of the Prior EIR and as part of the Cultural and Paleontological Resources Assessment prepared for the Modified Project. Furthermore, an extensive pedestrian field survey of the Project site took place over two days for the Modified Project. No archaeological resources were identified on the Project site from the records search or the field surveys. The Cultural Resources Assessment for the Modified Project concluded that a low sensitivity exists for archaeological resources to occur on site and therefore, no archaeological monitoring is required during site disturbance activities, such as grading.

The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. Mitigation Measure **MM 3.8.1** has been satisfied and no new mitigation is necessary. While determined to be highly unlikely, Mitigation Measures **MM 3.8.2 and MM 3.8.3** would remain applicable to the Modified Project. Impacts would remain less than significant with mitigation.

c) The Prior EIR did not identify any evidence suggesting the Project site was used in the past for human burials. The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. Because existing laws and regulations would ensure that impacts on any buried human remains would be reduced to a level below significance, the Modified Project's impact related to the potential of encountering human remains would be less than significant.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: Mitigation Measure **MM 3.8.1** has already been satisfied and is shown in light grey format. The mitigation measures applicable to the Modified Project that remain in place are listed below.

MM 3.8.1 A detailed cultural resources field survey of the subject property shall be conducted prior to approval of the project. The cultural resources field survey shall identify any cultural resource finds and will set out measures to mitigate any impacts to any significant resources as defined by CEQA, the California Register of Historical Resources, and/or the National Historic Preservation Act. Mitigation methods to be employed include but are not limited to the following:

- Redesign of the development project to avoid the resource. The resource site shall be deeded to the City or a nonprofit agency to be approved by the City for maintenance of the site.
- If avoidance is determined to be infeasible by the City, the resource shall be mapped, stabilized, and capped pursuant to appropriate standards.
- If capping is determined to be infeasible by the City, the resource shall be excavated and recorded to appropriate standards.

Timing/Implementation: Prior to approval of development plan or project

Enforcement/Monitoring: City of Eastvale Planning Department

MM 3.8.2 If cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) are discovered during grading or construction activities in the Project area, work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history shall be retained to determine the significance of the discovery.

The City shall consider mitigation recommendations presented by a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history for any unanticipated discoveries. The City and the Project applicant of the site where the discovery is made shall consult and agree on implementation of a measure or measures that the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Project applicant shall be required to implement any mitigation necessary for the protection of cultural resources.

Timing/Implementation: As a condition of project approval and implemented during grading and/or construction activities

Enforcement/Monitoring: City of Eastvale Planning Department

MM 3.8.3 If human remains are discovered during any ground-disturbing activities in the Project area, all work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and the Riverside County Coroner must be notified per California Public Resources Code Section 7050.5 and California Health and Safety Code Section 5097.98. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

Timing/Implementation: As a condition of project approval and implemented during grading and/or construction activities

Enforcement/Monitoring: City of Eastvale Planning Department

Conclusion: The Modified Project would not change the limits of disturbance compared to the Original Project and no conditions or circumstances have changed relative to historical, archaeological, or tribal cultural resources on the Project site. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project. The Prior EIR identified **Mitigation Measures MM 3.8.1 through 3.8.4** to reduce impacts associated with archaeological and paleontological resources to less than significant. **Mitigation Measure MM 3.8.1** has been satisfied and is no longer applicable, and **Mitigation Measures MM 3.8.2 and 3.8.3** remain applicable to the Modified Project. **Mitigation Measure 3.8.4** has been revised and is presented in Section 2.7 Geology and Soils, consistent with the revisions to CEQA Guidelines Appendix G.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and impacts remain less than significant with mitigation as presented in the Prior EIR.

2.6 Energy

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Since preparation of the Prior EIR, CEQA Guidelines Appendix G has been revised to include a specific section on Energy. The Prior EIR analyzed potential impacts associated with energy consumption in the Utilities section. A Project-specific energy analysis was prepared for the Modified Project. The analysis is included in "Air Quality, GHG, and Energy Impact Study", prepared by RK Engineering Group, Inc., dated December 22, 2021, is included in **Appendix B**. The Prior EIR concluded the increase in energy consumption from the Original Project would be less than significant. No changes to the conclusions presented in the Prior EIR would occur for the Modified Project as confirmed by the Energy Study.

a, b) The Energy Study for the Modified Project quantified projected energy use of electricity, natural gas, and petroleum. The Energy Study determined the Modified Project would not cause a wasteful, inefficient, or unnecessary consumption of energy resources with implementation of 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.

Additionally, the Modified Project would not obstruct or conflict with renewable energy plans. Future occupants of the Modified 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.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Energy Study prepared for the Modified Project provides greater site-specific detail and analysis than the information presented in the Prior EIR, but the assessment and compliance with energy standards and regulations are not new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The changes associated with the Modified Project would not cause wasteful, inefficient, or unnecessary consumption of energy resources or obstruct renewable energy plans. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.7 Geology and Soils

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The analysis presented in the Prior EIR was based on a review of published information, surveys, and reports regarding regional geology and soils. Information was obtained from private and governmental agencies and Internet websites,

including the Natural Resources Conservation Service (NRCS), the California Geological Survey (CGS), and the US Geological Survey (USGS).²²

A site-specific geotechnical evaluation was prepared for the Modified Project. The report, *"Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California,"* prepared by LGC Geotechnical, Inc. and dated June 21, 2021, and *"Geotechnical Responses to City Reviewer Geotechnical Review Comments dated February 16, 2022 for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California,"* prepared by LGC Geotechnical, Inc. and dated April 5, 2021, is included in **Appendix E**.

a- i) As indicated in the Prior EIR, the Project site is not located within a State of California Alquist-Priolo Earthquake Fault Zone. The Geotechnical Evaluation prepared for the Modified Project confirmed this conclusion and determined that no faults were identified on the Project site as part of the site evaluation. The Modified Project does not change the Project boundary or the conclusion that the potential for rupture of an earthquake fault is less than significant. Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

a - ii) The Project site would be subject to strong ground shaking, as is most of Southern California. The Prior EIR concluded that impacts would be less than significant. The Modified Project does not change the limits of disturbance or the underlying geology. The Modified Project is subject to California Building Code (CBC), which establishes seismic standards for new construction. Furthermore, the Geotechnical Evaluation report evaluated seismic characteristics of the Project site and found no unique conditions, new information, or changes in circumstances pertaining to seismic impacts that were not known or could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

The Modified Project includes a Project Design Feature (PDF), which is a component of the Modified Project's Project Description, that incorporates the recommendations presented in the Geotechnical Evaluation report. Many of these recommendations require compliance with adopted standards and codes. Some of the recommendations provide greater site-specific details and analysis than the information presented in the Prior EIR, but these recommendations are not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. With

²² Leal Master Plan Draft EIR, July 2015, Section 3.9.4, Page 3.9-2

incorporation of the geotechnical recommendations, impacts from ground shaking would be less than significant.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

a-iii) The Prior EIR concluded based on Map My County²³, the Project site is located in an area mapped as having “moderate” and “high” liquefaction potential and concluded the potential impact is less than significant. The Geotechnical Evaluation prepared for the Modified Project determined that site soils are not generally susceptible to liquefaction due to a lack of groundwater in the upper 50 feet. Records indicate groundwater levels recorded in the area are at depths greater than 100 feet below the ground surface. However, isolated layers are susceptible to dry sand seismic settlement. Total dynamic settlement is estimated to be on the order 0.5-inch or less. Differential settlement is estimated as half of the total settlement over a horizontal span of 40 feet, which would be minimal.

The Geotechnical Evaluation provides greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

a-iv) The Prior EIR determined that given the flatness of the Project site, there is no potential for landslides to occur on or near the Project site. The Geotechnical Evaluation for the Modified Project confirms that conclusion. Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) As analyzed in the Prior EIR, the loss of topsoil or soil erosion can occur with any development of the Project site regardless of design. The design revisions associated with the Modified Project would not substantially increase the risk of topsoil loss or erosion. As indicated in the Geotechnical Response dated April 5, 2022 (Appendix E), “The proposed grading activities that will be part of the development of the subject site will include removal of the topsoil across the site and replacement with engineered fill material. The proposed grading plan does not have any natural or

²³ Leal Master Plan Draft EIR, July 2015, Section 3.9.3, Page 3.9-3

steep slopes that would be subject to excessive erosion. The ground surface at the completion of grading will be engineered fill with typical site drainage and typical slope inclinations." During construction, the Modified Project site is subject to the requirements of a National Pollutant Discharge Elimination System (NPDES) General Construction Permit, which requires Best Management Practices (BMPs) to prevent erosion or soil loss during construction.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c) The stability of the geologic unit underlying the Project site was analyzed in the Prior EIR and impacts were determined to be less than significant. The Geotechnical Evaluation provides a site-specific evaluation and determined the near-surface loose and compressible soils are not suitable for development in the present condition given the quantity of organic rich soils. The Geotechnical Evaluation provides greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

Total organic carbon content generally greater than 2 percent is not suitable for compacted fill soils. From a geotechnical perspective, onsite soils are anticipated to be suitable for use as general compacted fill provided the high organic content soils (soils with organic content greater than 5 percent) are removed from the site and the remaining soils with organic content between 2 and 5 percent are blended and mixed with "clean" soils and screened of construction debris and any oversized material (8 inches in greatest dimension). Therefore, as described in the Project Description and included in Project Design Feature PDF GEO-1, the top layer of organic materials must be removed from the Project site, resulting in approximately 354,400 cubic yards of export. With implementation of the PDFs, the Project site would be suitable for development.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) The Prior EIR concluded that based on literature and mapping, the on-site soils would not have a high expansion potential. The Geotechnical Evaluation prepared for the Modified Project includes a more detailed site-specific analysis and concludes based on laboratory testing that site soils are anticipated to have "Very Low" expansion potential.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

e) No septic tanks or alternative wastewater disposal systems were proposed with the Original Project. The Modified Project also does not propose the use of septic systems. Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

f) The Cultural and Paleontological Resources Assessment prepared for the Modified Project determined the Project site includes areas of high sensitivity for paleontological deposits (*Cultural and Paleontological Resources Assessment, October 2021*, prepared by Duke CRM; **Appendix D**). While no paleontological resources were identified on the Project site during the field surveys, multiple fossil localities have been documented within three miles of the Project site. The eastern portion of the Project site has a higher potential for paleontological resources than the remainder of the site. Therefore, paleontological monitoring in the eastern portion of the site is required during ground disturbance. The Prior EIR included **Mitigation Measure MM 3.8.4**, which requires that a qualified paleontologist evaluate any paleontological discoveries during grading. The potential for paleontological discoveries has not changed since certification of the Prior EIR and the limits of disturbance have remained the same. This mitigation measure is being revised in this Addendum to require a qualified paleontologist monitor grading activities on the eastern portion of the site, which is more efficient for grading activities instead of the requirement to call a monitor to the site to evaluate paleontological resources if found during grading. Therefore, no change in analysis from the Prior EIR would occur and **Mitigation Measure MM 3.8.4** remains applicable to the Modified Project as modified.

Therefore, the conclusions presented in the Prior EIR remain unchanged. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with implementation of the following mitigation measure as presented in the Prior EIR.

Mitigation Measures: The mitigation measure applicable to the Modified Project, which was previously included within the Cultural Resource Section, remains in place, however this mitigation measure has been modified to require paleontological monitoring during ground disturbing activities. The revised language is in underline and strike-through format as shown below.

MM 3.8.4 Prior to issuance of a grading permit, a certified professional

paleontologist will be retained by the developer to provide professional paleontological services, which will include survey, education of construction workers, onsite construction monitoring, appropriate recovery, and reporting.

A paleontological monitor shall be present during ground disturbing activities in the eastern half of the Project. The monitor shall work under the direct supervision of a qualified paleontologist (B.S./B.A. in geology, or related discipline with an emphasis in paleontology and demonstrated competence in paleontological research, fieldwork, reporting, and curation).

1. The qualified paleontologist shall be on-site at the pre-construction meeting to discuss monitoring protocols.

2. The paleontological monitor shall be present full-time during ground disturbance in the eastern half of the Project, including but not limited to grading, trenching, utilities, and offsite easements. If, after excavation begins, the qualified paleontologist determines that the sediments are not likely to produce fossil resources, monitoring efforts shall be reduced.

3. The monitor shall be empowered to temporarily halt or redirect grading efforts if paleontological resources are discovered.

4. In the event of a paleontological discovery the monitor shall flag the area and notify the construction crew immediately. No further disturbance in the flagged area shall occur until the qualified paleontologist has cleared the area.

5. In consultation with the qualified paleontologist the monitor shall quickly assess the nature and significance of the find. If the specimen is not significant it shall be quickly mapped, documented, removed, and the area cleared.

6. If the discovery is significant the qualified paleontologist shall notify the CLIENT and CITY immediately.

7. In consultation with the CLIENT and CITY the qualified paleontologist shall develop a plan of mitigation which will likely include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.

For the remaining portions of the Project site, if any paleontological resources (fossils) are discovered during grading or construction activities in the Project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Department shall be immediately notified. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist.

The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. The City and the Project applicant shall consult and agree on implementation of a measure or measures that the City deems feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Project applicant shall be required to implement any mitigation necessary for the protection of paleontological resources.

Timing/Implementation: As a condition of project approval and implemented during grading and/or construction activities

Enforcement/Monitoring: City of Eastvale Planning Department

Conclusion: A site-specific Geotechnical Evaluation report was prepared for the Modified Project. The Geotechnical Evaluation provides greater site-specific detail and analysis than the information presented in the Prior EIR but not new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The additional analysis performed for the Modified Project introduces additional evidence in the record that impacts remain as described in the Prior EIR and less than significant. Therefore, no changes to the conclusions presented in the Prior EIR are warranted. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with mitigation incorporated.

2.8 Greenhouse Gas Emissions

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The Prior EIR analyzed Greenhouse Gas (GHG) emissions from the Original Project by quantifying emissions of metric tons (MT) of Carbon Dioxide (CO₂) equivalents (CO₂e) from construction and operations. The Prior EIR relied on the California Emissions Estimator Model (CalEEMod) version 2013.2.2 computer program developed by the South Coast Air Quality Management District (AQMD). The Prior EIR determined the Original Project would generate 105,649 CO₂e metric tons (MT) per year. The analysis took credit for State-led GHG reduction measures, such as low carbon fuel standards and green building code standards. The reduction dropped CO₂e emissions to 77,375 MT per year²⁴. The Prior EIR concluded that emissions from the Original Project represented a 26.7 percent reduction from Business as Usual, greater than the threshold of significance of 21.7 percent, resulting in a less than significant impact.

An analysis of the GHG emissions for the Modified Project is included in the report, "Leal Master Plan Amendment Project Air Quality, Greenhouse Gas, and Energy Impact Study," prepared by RK Engineering Group, Inc. and dated December 22, 2021, included in **Appendix B**. The GHG Study determined the Modified Project would generate approximately 32,220 MT CO₂e per year. Compared to the Original Project with CO₂e emissions of 77,375 MT per year, the Modified Project (32,220 MT CO₂e per year) would reduce GHG emissions by 45,155 MT CO₂e per year, which represents an approximately 58% reduction in GHG emissions.

a) The Prior EIR determined the Original Project would generate 77,375 MT CO₂e, which represented a 26.7% reduction from Business as Usual, which is a greater reduction than the 21.7% threshold of significance. By comparison, the Modified Project would generate approximately 32,220 MT CO₂e per year, which is 45,155 MT

²⁴ The 77,375 MT CO₂e emissions per year are 2035 levels. The GHG Study prepared by RK Engineering Group (Appendix B) used 2020 emission levels of 74,317 MT CO₂e per year in Table 20 for comparison with the Modified Project emissions. Since 2020 emission levels have passed, this Addendum relies on the 2035 emission levels for comparison.

CO₂e per year less than the Original Project, which represents an approximately 58% reduction in GHG emissions. Therefore, the Modified Project would generate less GHG emissions than the Original Project.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The project will be required to comply with the mandatory requirements of the latest 2019 California Building Standards Code, including Title 24, Part 11, CALGreen and Title 24, Part 6, Energy Code. The purpose of the building standards is to reduce negative impacts on the environment through improved planning and design, energy efficiency, water efficiency and conservation and material and resource conservation. The California Building Standards were developed to help meet the requirements of the Global Warming Solutions Act (AB 32). As part of the latest Energy Code requirements, the project will be required to include rooftop solar panels, community solar panels, and/or other sources of on-site renewable energy capable of meeting the required California Energy Code Energy Design Rating. Therefore, by complying with the City's GHG reduction policy the project would not conflict with an applicable plan, policy, or regulation for the purpose of reducing the emissions of greenhouse gases.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Modified Project would reduce the amount of GHG emissions by approximately 58% compared to the Original Project and remain consistent with State policies for the reduction in GHG emissions. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.9 Hazards and Hazardous Materials

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project 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 excess noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The Prior EIR evaluated the Project site as a former dairy farm and agricultural use and concluded that the Project site was suitable for development with a mix of residential and commercial uses. The Prior EIR also concluded that the existing buildings on the Project site may contain asbestos, lead paint, or polychlorinated biphenyls (PCB) and that demolition of the existing structures could expose the environment or humans to hazardous materials. **Mitigation Measures MM 3.10.2a, 3.10.2b, and 3.10.2c** were included to reduce all impacts related to potential hazardous building materials on-site to less than significant.

The Modified Project includes two site-specific analysis of the Project site. The first study is a *"Phase I Environmental Site Assessment"* prepared by Hillmann Consulting, March 23, 2022, and included in **Appendix F.1**. The second study, also prepared by Hillmann Consulting is a *"Limited Phase II Subsurface Investigation Report"* dated March 23, 2022, and included in **Appendix F.2**.

The Phase I Environmental Site Assessment identified five Recognized Environmental Conditions (RECs) on the Project site as follows:

- REC #1 There is a possibility for elevated methane gas in soil vapor at areas where livestock wastes accumulated.
- REC #2 A historical 550-gallon gasoline underground storage tank (UST) is considered to be a REC due to the possibility for undocumented spills to have occurred.
- REC #3 Maintenance and repair of farm equipment and vehicles appears to have been conducted for an extended period of time in an area of the northern portion of the Property, which could have resulted in undocumented spills.
- REC #4 The Property was utilized as orchards since approximately 1931 to 1950s, resulting in the potential for residual pesticide concentrations in shallow soils due to historic application of pesticides.
- REC #5 The presence of discarded/abandoned drums due to the unknown content and possibility of undocumented chemical spills/releases.

In response to the RECs identified as part of the Phase I Environmental Site Assessment, a Limited Phase II Subsurface Investigation of the Project site was conducted. The Phase II investigation included 96 near surface soil samples and methane testing. The results of the analysis conclude:

- Soil samples detected low levels of 4,4'-dichlorodiphenyldichleorethylene (DDE) and 4,4'-dichlorodiphenyltrichoroethane (DDT), which did not exceed the applicable screening levels for residential applications. DDT was a common pesticide once widely used in the past for insect control for agriculture purposes. DDE is a breakdown product of DDT.
- Soil sample analysis for heavy metals identified low background levels of metals, which did not exceed the applicable screening levels for residential applications.
- Soil gas sampling determined no detectable concentrations of petroleum hydrocarbons or volatile organic compounds (VOC), and no heavy metal concentrations exceeding residential screening levels.

-
- One sample had benzene concentrations that slightly exceed proposed residential screening levels (if they were to be adopted) but given the depth of the sample (14 feet) and consideration for attenuation provided by new construction, these very low concentrations do not pose a significant environmental or human health concern for the proposed residential use.
 - Methane testing identified three samples out of fifteen with detectable concentrations of methane. The methane distribution was determined to not be widespread and the areas that were investigated were still covered with animal waste. The treatment for the areas with detectable methane includes removal of animal waste (organics), which is planned as part of the Project Description and PDFs.

The Phase I and Phase II assessments provide greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The Prior EIR evaluated the site as a former agricultural use being converted to allow a mix of uses including residential and commercial. The Modified Project would not change the limits of disturbance, which encumbers the entire site, or the existing site conditions.

a) The Original Project included the same project boundaries and a mix of commercial and residential land uses. The Modified Project would change the intensity of certain land uses but retain the same mix of land uses. The Prior EIR concluded that neither commercial nor residential development is expected to involve the routine transport, use, or disposal of hazardous materials in significant quantities.²⁵ The same conclusion would apply to the Modified Project because of the same mix of residential and commercial land uses.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Prior EIR determined construction activities could release hazardous materials into the environment, such as petroleum-based fuels or hydraulic fluid used for construction equipment. These materials are routine in construction projects and the risk would apply similarly to the Modified Project. Given the age of the structures on site, a possibility exists for asbestos and/or lead paint to occur within the construction materials used in the structures. The Prior EIR included three mitigation measures to reduce impacts to less than significant. **Mitigation Measure MM 3.10.2a** requires

²⁵ Leal Master Plan Draft EIR, July 2015, Section 3.10.5, Page 3.10-3

testing for asbestos, lead paint, and polychlorinated biphenyls (PCB) prior to demolition of the existing structures on site. This mitigation measure would apply to the Modified Project and reduce impacts to less than significant.

Mitigation Measure MM 3.10.2b requires preparation of a Phase I Environmental Site Assessment prior to grading. A Phase I has been prepared for the Modified Project and is included in **Appendix F.1**. A portion of this mitigation measure has been satisfied, however compliance with the recommendations from a Phase II assessment remains a requirement.

Mitigation Measure MM 3.10.2c requires all trash and debris be removed from the Project site and disposed of properly. This mitigation measure would apply to the Modified Project and reduce impacts to less than significant.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with implementation of mitigation measures.

c) The Project site is located within 0.20 miles of Harada Elementary School. The Prior EIR concluded:

“However, as described in response to Threshold 1, hazards to the public or to the environment through the routine use, handling, transport, and storage of hazardous materials would be subject to federal, state, and local health and safety requirements. The storage, handling, and disposal of hazardous materials are regulated by the EPA, OSHA, and the Fire Department. Therefore, the proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.”²⁶

The Modified Project proposes the same mix of residential and commercial uses as the Original Project. Therefore, there is no change in the potential for release of hazardous materials during construction or operation of the Modified Project. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) The Phase I Environmental Site Assessment prepared for the Modified Project determined the Project site is not included on a list of hazardous materials sites and does not pose a risk to the public. Recent site inspections confirm no change in conditions would alter that conclusion presented in the Prior EIR. Therefore, no new

²⁶ Leal Master Plan Draft EIR, July 2015, Section 3.10.3, Page 3.10-6

significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

e) The Project site is not located in an airport land use plan (see **Figure 5**) or near a private or public airstrip. The Modified Project would not change these findings. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

f) The Prior EIR concluded the Original Project would not impair the City's ability to implement its emergency response plan or use its emergency evacuation routes. The Modified Project includes less intensive development than the Original Project. As shown in Section 2.17, the Modified Project would reduce trip generation by 27,764 average daily vehicle trips, thereby reducing the number of potential vehicles on local roadways that may be used by emergency vehicles or for evacuation in the event of an emergency. The Modified Project would improve the surrounding circulation system with additional travel lanes on Limonite and Hamner and the Modified Project would contribute to fewer local roadway trips than the Original Project. The Modified Project would complete street improvements on all four surrounding streets. Therefore, as a result of the Modified Project proposing less intensive development than the Original Project and proposing to complete the surrounding street system, no new impacts would occur, and the conclusions presented in the Prior EIR remain unchanged.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

g) The Prior EIR concluded the Project site is not designated as a fire hazard severity zone. Since there are no changes to the boundaries of the Modified Project, the conclusions in the Prior EIR remain applicable. Furthermore, the California Department of Forestry and Fire Protection (CalFire) website was reviewed; and no change of fire hazard severity designation has occurred on the Project site since the Prior EIR was prepared and adopted²⁷. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

²⁷ CalFire (California Department of Forestry and Fire Protection). 2022. Cal Fire website. <http://www.fire.ca.gov/>.

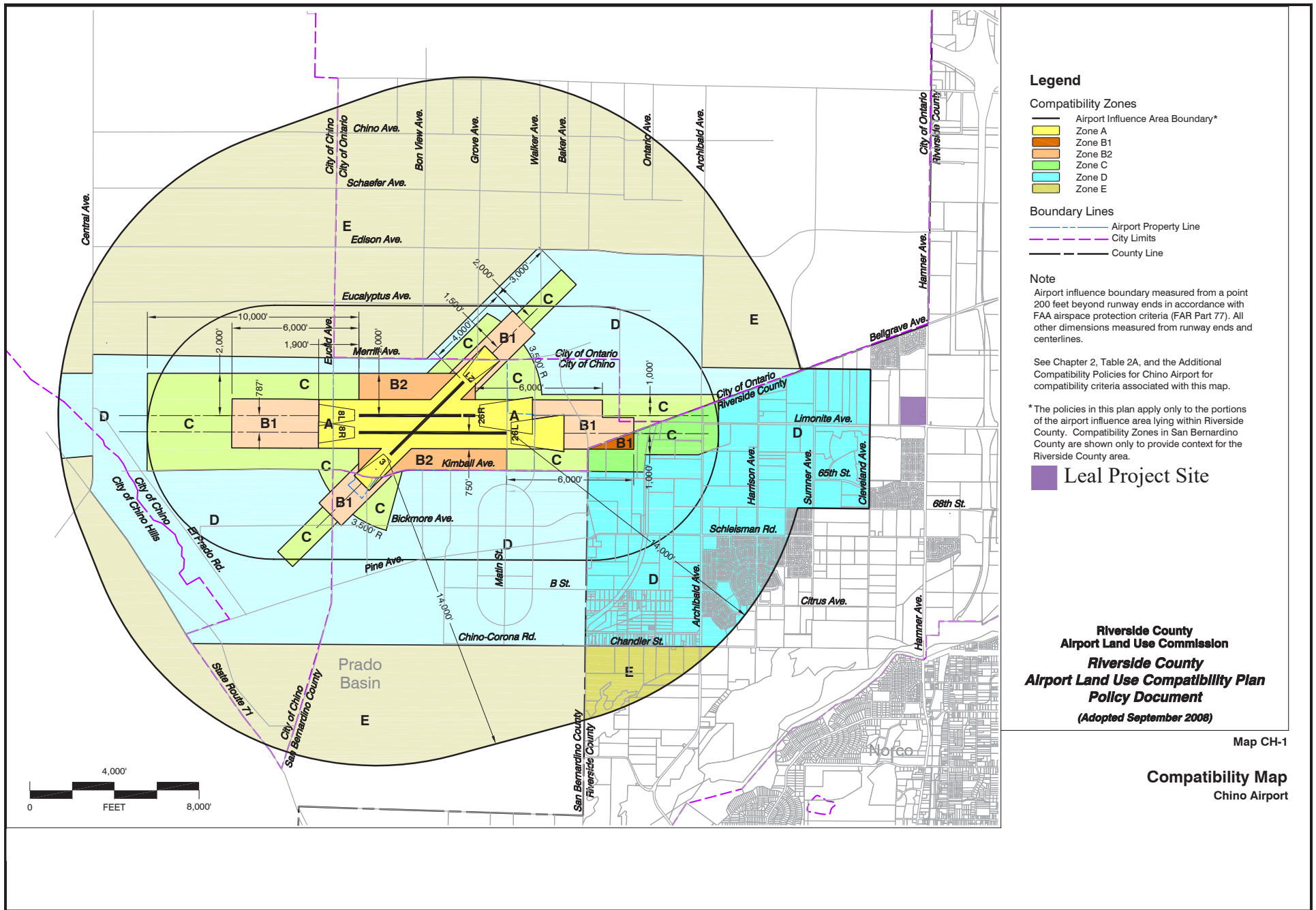


Figure 5
Airport Land Use Plan Map

Mitigation Measures: The measure that has already been satisfied is shown in light grey format. The mitigation measures applicable to the Modified Project that remain in place are listed below.

MM 3.10.2a Asbestos. Prior to the issuance of any permit for the demolition or alteration of existing structure(s), a letter shall be provided to the Planning Department from a qualified asbestos abatement consultant indicating that no asbestos-containing materials (ACM) are present in the building. If ACMs are found to be present, they will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 and all other applicable state and federal rules and regulations.

Lead Paint. Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Eastvale Building Safety and Inspection Department. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

Polychlorinated Biphenyls. Prior to issuance of a demolition permit, a polychlorinated biphenyls (PCB) abatement contractor shall conduct a survey of the Project site to identify and assist with compliance with applicable state and federal rules and regulations governing PCB removal and disposal.

Timing/Implementation: Prior to the issuance of demolition permit

Enforcement/Monitoring: City of Eastvale Building and Planning Departments

MM 3.10.2b Prior to the issuance of any individual grading permit, a Phase I Environmental Site Assessment (ESA) shall be conducted to determine the potential for contaminated soil or groundwater on the site. If the Phase I ESA determines that the potential exists for contaminated soil or groundwater on-site, the project applicant shall conduct a Phase II ESA and shall follow its recommendations to remediate any potentially contaminated soil or groundwater. On-site contaminants must be addressed to the satisfaction of either Cal/EPA or the Riverside County Waste Management Department, with their approval of completion of activities/remedial action plans (RAP) submitted to the Eastvale Department of Building and Construction prior to the issuance of a grading permit.

Timing/Implementation: Prior to issuance of individual grading permit

Enforcement/Monitoring: City of Eastvale Building and Planning Departments

MM 3.10.2c All trash and debris observed on-site shall be removed prior to construction activities and disposed of at a landfill or approved dumpsite.

Timing/Implementation: Prior to construction activities

Enforcement/Monitoring: City of Eastvale Building and Planning Departments

Conclusion: A site-specific Phase I Environmental Site Assessment and a Limited Phase II Subsurface Investigation were prepared for the Modified Project. Those studies provide greater site-specific detail and analysis than the information presented in the Prior EIR. The additional analysis performed for the Modified Project introduces additional evidence in the record that impacts remain as described in the Prior EIR and less than significant with mitigation incorporated. The information provided is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. Therefore, no changes to the conclusions presented in the Prior EIR are warranted. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with mitigation.

2.10 Hydrology and Water Quality

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

Discussion: The analysis in the Prior EIR determined the Original Project would have less than significant hydrology and water quality impacts. The Project site is located in Flood Hazard Zone X according to the Federal Emergency Management Agency

(FEMA) Flood Insurance Rate Maps (FIRM)²⁸. Flood Zone X indicates the site is subject to minimal risk of flooding.

Two site-specific technical studies were prepared for the Modified Project. One report is titled, *"Preliminary Hydrology Analysis for Leal Ranch (Tentative Map No. 38290)"* prepared by Hunsaker & Associates Irvine, Inc., and dated November 29, 2021 (**Appendix G**). The second report is the *"Preliminary Water Quality Management Plan (PWQMP) for Tentative Map No. 38290,"* prepared by Hunsaker & Associates Irvine, Inc., and dated November 29, 2021 (**Appendix H**).

The Modified Project proposes a series of storm drains to convey runoff from the Project site to an existing storm drain system within Limonite Avenue. This drainage pattern is consistent with the Eastvale Master Plan of drainage. The Modified Project also includes improvements, including catch basins within 58th Street, Hamner Avenue, Limonite Avenue, and Scholar Way. Catch basin laterals are proposed to join the existing storm drains within those perimeter streets. The Modified Project also includes two (2) water quality basins and one combined water quality/detention basin. These basins may be located either on the surface or buried beneath the surface. Current plans show these facilities buried beneath the surface, allowing for parks, parking lots, or other improvements on the surface above these facilities.

The proposed underground detention basin is currently sized approximately 360 feet long, 120 feet wide, and 6 feet deep. These dimensions may vary as long as equivalent storage is provided. Since the Original Project and Modified Project would convert the Project site from primarily pervious surface to largely impervious (80%), the detention basin is necessary to reduce peak storm flow rates to existing storm drain design flows.

The 100-year storm event is the major storm event used to size storm drain facilities. During a 100-year storm event, storm flow of 252 cubic feet per second (cfs) would flow into the detention basin and flows of 82 cfs would flow out of the basin. The detention provided by the basin allows the runoff from the Modified Project to be less than the existing storm drain design flow rate, as shown in the following table.

Table 13. Existing Storm Drain Design Flow Rate²⁹

Node	Flow without Detention (cfs)	Flow Reduction from Detention (cfs)	Flow after Detention (cfs)	Existing Storm Drain Design Flow Rate (cfs)
75	322.0	170.1	151.9	160.0

²⁸ FEMA (Federal Emergency Management Agency). 2021. Flood Insurance Rate Map (FIRM) Panel 06065Co681G and 06065CO677G. Visited December 2021. <http://msc.fema.gov/portal>.

²⁹ Table 2, from *"Preliminary Hydrology Analysis for Leal Ranch (Tentative Map No. 38290),"* prepared by Hunsaker & Associates Irvine, dated November 29, 2021.

The PWQMP identified potential treatment options for runoff prior to discharge from the Project site in accordance with the Regional Water Quality Control Board Order No. R8-2010-0033 (MS4 Permit). The Original Project and Modified Project would change the existing Project site from largely pervious to a mix of 80% impervious and 20% pervious. As such, the Modified Project is required to treat runoff from the Project site. The MS4 Permit requires projects implement Low Impact Development (LID) principles to the extent feasible. The primary LID principle each Project must analyze is infiltration. Infiltration testing was conducted, and the infiltration rates do not meet minimum standards, therefore, infiltration cannot be relied upon as the primary treatment option. The Modified Project proposes biotreatment/bioretention basins that will allow for incidental infiltration. The biotreatment/bioretention basins rely on proprietary treatment of flows prior to discharge into the storm drain system off the Project site.

a) Short-term water quality requirements apply during construction and long-term water quality requirements apply for the built condition. The Prior EIR analyzed both conditions and determined impacts would be less than significant. During construction water quality impacts could occur from surface water pollutants such as sediment, oil, grease, and trash. Since the development area is greater than 1 acre, a Stormwater Pollution Prevention Plan (SWPPP) must be prepared to identify the best management practices (BMPs) to be implemented during construction. Implementation of the SWPPP would reduce impacts to less than significant. The Modified Project includes the same amount of grading area as the Original Project and would also be subject to a SWPPP. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project.

A Preliminary Water Quality Management Plan (PWQMP) was prepared for the Modified Project. The Modified Project relies on two underground biotreatment/bioretention basins that rely on proprietary treatment systems. An example of proprietary treatment system is a modular wetland, which has been accepted by most agencies. The Project site does not qualify to rely on infiltration as the primary source of treatment, however, the treatment basins will allow for incidental infiltration.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Prior EIR determined the Original Project would have a less than significant impact on groundwater recharge. Percolation tests were performed as part of the PWQMP for the Modified Project, which determined that existing percolation rates do not meet the minimum standards to rely on infiltration. Furthermore, the Geotechnical Study for the Modified Project determined that existing groundwater levels are greater than 100-feet below the ground surface (*Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre "Leal"*

Property, City of Eastvale, California, prepared by LGC Geotechnical, Inc; **Appendix E**). The low infiltration rates and low groundwater depth both indicate that the Project site is not substantially contributing to groundwater recharge.

Therefore, the analysis presented in the Prior EIR would apply to the Modified Project because the conditions remain the same. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c.i, c.iv) The Modified Project would not change the drainage patterns as analyzed in the Prior EIR for the Original Project. Runoff from the Project site continues to flow from north to south, collecting in the southwestern portion of the Project site near Limonite Avenue. No stream or river is located on the Project site. Storm flows are primarily captured in streets or sheet flow over vegetated land. The Modified Project includes details of a storm drain system that would collect surface flows in catch basin inlets in the streets and convey flows via a storm drain system under on-site roadways to an underground detention vault located southwest portion of the Project site.

The Modified Project would increase the amount of impervious surface compared to existing conditions. This increase in impervious surface would increase the amount of runoff, however, through the Project design, peak discharge from the Modified Project would be less than the existing condition and less than the design flows of the existing storm drain in Limonite Avenue. By containing the runoff within proposed and existing storm drains, the Modified Project would not cause erosion or siltation on or off the Project site. The Hydrology Study for the Modified Project provides greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c.ii - c.iii) As described above, the Modified Project includes a large subsurface detention basin to restrict peak flows during a 100-year storm event. The detention basin would outlet flows less than the design flows of the existing storm drain in Limonite Avenue. Therefore, the Modified Project would not create or contribute runoff water that would exceed the capacity of the existing stormwater drainage systems. Also as previously described, the Modified Project includes two biotreatment/bioretenion facilities designed to treat initial storm flows to meet applicable local and state water quality requirements. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with

the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) The Original Project boundary is not located within a FEMA designated 100-year flood zone. The Modified Project does not change the Project boundary and is therefore also located outside of a FEMA designated 100-year flood zone. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

The Original Project site is located over 30 miles from the Pacific Ocean and not located near a large body of water, therefore, the Project site is outside of a tsunami inundation area and not at risk of impacts from a seiche. The Modified Project does not change the Project boundaries and is therefore located outside of a flood zone, and tsunami and seiche inundation area, and therefore not at risk of discharging pollutants during a flood, tsunami or seiche. Furthermore, areas disturbed by grading and construction for the Modified Project would be either paved or landscaped with vegetation to control surface erosion. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

e) The Original Project boundaries are not located within a sustainable ground water management plan. The Modified Project does not change the Project boundaries and is therefore also located outside of a sustainable ground water management plan. The Project site is subject to the Regional Permit issued by the Regional Water Quality Control Board (MS4) and a PWQMP has been prepared to show how the Modified Project will comply with the MS4 requirements. Percolation tests were performed as part of the PWQMP for the Modified Project, which determined that existing percolation rates do not meet the minimum standards to rely on infiltration. Furthermore, the Geotechnical Study for the Modified Project determined that existing groundwater levels are greater than 100-feet below the ground surface. The low infiltration rates and low groundwater depth both indicate that the Project site is not substantially contributing to groundwater recharge.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Modified Project includes a site-specific hydrology study and preliminary water quality management plan that confirm the analysis and conclusions presented in the Prior EIR. The information provided in the hydrology study and PWQMP is not a substantial change with respect to the circumstances under which the

project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The Modified Project would reduce peak stormflow discharge below the design flow of the existing storm drain in Limonite Avenue and include water treatment measures consistent with the MS4 requirements. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.11 Land Use and Planning

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: On December 13, 2017, the City of Eastvale certified an Environmental Impact Report (EIR) (State Clearinghouse No. 2015031028) for the 158.6-acre³⁰ Project site, adopted a Statement of Overriding Considerations for significant but unavoidable impacts, amended the Eastvale General Plan to incorporate the Leal Master Plan (including amending land use policies and the Land Use Map) and voted to adopt the Leal Master Plan and a corresponding change of zone from heavy agriculture (A-2) to Leal Master Plan. On January 10, 2018, the City held the second reading and adopted the Leal Master Plan and change of zone to Leal Master Plan. The Leal Master Plan outlined a multistage planning and development process. The first stage included the adoption of the Leal Master Plan, which identified “the project objectives and specific parameters for the design and quality of overall future development of the project site.”³¹ Stage 2 of the development process was anticipated to focus on “preparing project-wide development criteria and guidelines that are not included in the Master Plan, creating detailed plans for the first phase(s) of development based on the criteria and guidelines included in the Master Plan.”³² The last development phase outlined in the Master Plan consists of the “submittal of specific development projects through the Development Plan Review process established in the Eastvale Zoning Code.”³³

The Modified Project consists of an amendment to the Leal Master Plan, Development Agreement, Tentative Tract Map (TTM), and Major Development Review. This represents Stage 2 of the development process outlined in the Leal Master Plan. The Leal Master Plan Amendment provides a Project-wide site plan and identifies

³⁰ The Leal Master Plan EIR identifies the size of the Project site as 161 acres. Based on detailed engineering, the actual size of the Project site is 158.6 acres.

³¹ Leal Master Plan EIR, December 2017, Project Description Page 2.0-2

³² Leal Master Plan EIR, December 2017, Project Description Page 2.0-2

³³ Leal Master Plan EIR, December 2017, Project Description Page 2.0-2

permitted development intensities and development standards. The TTM creates both numbered lots for development areas and lettered lots for streets, parks, and open space.

a) The Prior EIR determined the Original Project would not physically divide an existing community. The Modified Project provides additional planning detail on future development of the Project site, consistent with the original Leal Master Plan. The boundaries of the Project site remain unchanged and the type of future development continues to provide a mix of residential and commercial uses.

Therefore, the Modified Project would not physically divide an existing community and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Original Leal Master Plan did not establish a maximum number of dwelling units and no minimum development standards were identified. Therefore, development of the Project site had a wide range of flexibility. Given the wide flexibility, the Original Project established the following land use assumptions that were used in the Original Leal Master Plan EIR.

Table 14. Buildout Assumptions for the Original Project

Land Use
660 multi-family homes (apartments)
1,525,000 square feet of general retail (shopping center)
460,000 square feet of general office
460,000 square feet of medical office
450 hotel rooms
100,000-square-foot civic center

The Modified Project proposes a land use intensity of 2,500 residential dwellings, 595,000 square feet of commercial uses and a fire station. As planned in the Stage 2 sequencing, the Modified Project continues to provide development flexibility to allow for development to occur in accordance with market conditions as part of Stage 3 planning. While no Stage 3 development plans have been prepared, the 2,500 dwelling units and 595,000 square feet of commercial uses have been allocated as shown in the following table for purposes of this Addendum. It is important to note that the following mix of uses is conceptual and may change during the Stage 3 planning processes. Since development of the site could take many years and each planning area requires a separate Stage 3 planning process, development of the Project site could vary from the assumptions provided in the table below. If changes to these assumptions occur in the future, the City is responsible to evaluate those changes and determine if additional environmental review pursuant to CEQA is required.

Table 15. Buildout Assumptions for the Modified Project

Land Use
1,840 medium density residential (400 single family detached and 1440 single family attached)
660 high density residential (apartment units)
390,000 square feet of general retail (shopping center)
65,000 square feet of general office
65,000 square feet of medical office
75,000 square feet civic center (City Hall, Library, Police)
12,200 square feet fire station

The following table compares the development assumptions between the Original Project and the Modified Project.

Table 16. Land Use Comparison Table

Land Use	Original Project	Modified Project	Difference
Medium Density Residential	0	1,840	+1,840 units
High Density Residential	660	660	no change
Retail (Shopping Center)	1,525,000	390,000	-1,135,000 sf
General Office	460,000	65,000	-395,000 sf
Medical Office	460,000	65,000	-395,000 sf
Hotel	450	0	- 450 rooms
Civic Center	100,000	75,000	- 25,000 sf
Fire Station	0	12,200	+ 12,200 sf

Therefore, the Modified Project is consistent with adopted plans and policies governing the Project site. Furthermore, as analyzed in the Prior EIR and applicable to the Modified Project, the Project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP); however, is not located within any MSHCP Criteria Areas, Cell Groups, or Subunits and is not located in survey areas for Amphibians, Mammals, or Special Linkage areas. As analyzed in Section 2.4, Biological Resources, the Project is consistent with the MSHCP and does not provide suitable habitat for sensitive species. Furthermore, as analyzed in the Prior EIR and applicable to the Modified Project, the Project site is not subject to any local policies, such as a tree preservation ordinance.

The conclusions presented in the Prior EIR remain unchanged and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Modified Project is consistent with the City's General Plan land use designation, density limit, and policies. The Modified Project is also consistent with the existing Zoning for the Project site as it continues to contain a mix of residential and non-residential uses. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. No impacts would occur.

2.12 Mineral Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: In accordance with State CEQA Guidelines Section 15128, the Prior EIR determined that as a result of the absence of environmental resources or Project characteristics to produce impacts, the potential effect on Mineral Resources was found to be less than significant. The Modified Project would not change the limits of disturbance, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. Furthermore, the site-specific geotechnical analysis evaluated the Project site's soil conditions and found no mineral resources that would be a value to the region (*Preliminary Geotechnical Evaluation Including Near Surface Organic Content for the Proposed Approximately 160-Acre "Leal" Property, City of Eastvale, California*, prepared by LGC Geotechnical, Inc; **Appendix E**).

Therefore, the Modified Project would not create any new or greater significant impacts.

a) Consistent with the findings in the Prior EIR, no known mineral resources are located on the Modified Project site, which is further evidenced by the fact that during extensive geologic subsurface exploration across the entire Project site, no mineral resources were observed. The Project site is mapped Mineral Resource Zone (MRZ) - 3 by the California Department of Conservation³⁴. MRZ-3 identifies areas containing mineral deposits, the significance of which cannot be evaluated from available data, however, the extensive geologic subsurface exploration across the entire Project site confirmed no mineral resources are located onsite. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

³⁴ California Department of Conservation. 2022. California Department of Conservation Mineral Lands Classification website. <https://maps.conservation.ca.gov/mineralresources/>.

b) The Eastvale General Plan designates the Project site for Leal Master Plan, permitting future development of residential and commercial uses. Therefore, no loss of mineral resources identified on any City land use maps would occur as a result of the Modified Project. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project. No new mitigation is necessary and impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Modified Project would not change the analysis or conclusions found in the Prior EIR and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.13 Noise

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The Prior EIR analyzed potential construction, operation, and vibration noise associated with development of the Original Project and determined impacts associated with a substantial permanent increase in ambient noise levels would be significant and unavoidable, even after implementation of mitigation measures.

A Project-specific noise study was prepared for the Modified Project. The study, "*Leal Master Plan Amendment Noise Impact Study*" prepared by RK Engineering Group, Inc. on December 21, 2021, is included in **Appendix I**. The Noise study analyzed impacts associated with construction and operation of the Modified Project as presented in the Project Description.

The Modified Project includes the following Project Design Features (PDFs) that are recognized for reducing noise levels. The PDFs include:

NOI PDF-1 Prior to the issuance of building permits, the Project will demonstrate that building construction will achieve the minimum interior noise standard of 45 dBA CNEL for all residential units located along arterial roadways and/or adjacent to commercial uses, per the California Building Standards Code. The following noise control measures may be required for dwelling units located near adjacent roadways:

- Install sound barriers (masonry walls or walls with earth berms) between residences and noise sources.

-
- Install double-paned or upgraded STC sound rated windows.
 - Provide sound insulating exterior walls and roofing systems.
 - Locate and/or design attic vents to minimize sound propagation into each home.
 - Provide forced-air ventilation systems.
 - Provide the necessary setbacks for dwelling units fronting along major roadways.

NOI PDF-2 The Project will comply with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies (e.g. floor/ceiling assemblies and demising walls).

NOI PDF-3 For proper acoustical performance, all exterior windows, doors, and sliding glass doors will have a positive seal and leaks/cracks must be kept to a minimum.

NOI PDF-4 The final building plans will ensure that HVAC units are not located within an area of the Project site that would contribute to a noise level exceedance at any adjacent property line, per the City of Eastvale Municipal Code requirements. To meet the City's noise standards the following measures should be followed:

- All HVAC equipment shall be shielded or enclosed from the line of sight of adjacent residential uses.
- The combined noise level of all units operating simultaneously shall not exceed the City of Eastvale daytime and nighttime exterior standards at the nearest surrounding property lines.

NOI PDF-5 Future residents, property management personnel, and commercial tenants will be required to comply with the City of Eastvale Municipal Code Noise Regulations, Chapter 8.52, which specify that no person shall create loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness.

To help ensure compliance with the City's Noise Regulations, the following recommendations are provided:

- Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (8 a.m. - 10 p.m.).
- Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.

NOI PDF-6 The Project will prepare a construction management plan and obtain a construction work permit from the City of Eastvale prior to starting

construction. The construction management plan will ensure all contractors implement construction best management practices to reduce construction noise levels. Examples of best management practices may include the following:

- All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).
- Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.
- If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load).
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.
- Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.
- Construction activities shall not take place between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. to 7:00 a.m. during the months of October through May.

NOI PDF-7 The Project will not include pile driving or blasting activities during construction. If impact pile driving or blasting is required, a follow-up noise and vibration impact assessment will be conducted prior to start of any activity.

With implementation of the PDFs, the Modified Project would not generate a substantial temporary or permanent increase in ambient noise levels in excess of City standards. The Modified Project would generate approximately 27,764 fewer average daily trips than the Original Project, resulting in less traffic noise contribution to the surrounding roadways than previously analyzed in the Prior EIR. Lastly, the Modified Project has reduced the amount of commercial land use in favor of a greater amount

of residential use, which is generally considered a more compatible land use with the surrounding community from a noise standpoint.

a) The Noise Study prepared for the Modified Project analyzed noise impacts from long-term operations of the proposed development and short-term construction noise impacts. The Modified Project would generate approximately 27,764 fewer average daily trips than the Original Project, resulting in less operational traffic noise contribution to the surrounding roadways than previously analyzed in the Prior EIR. Furthermore, the Modified Project would not cause a significant impact associated with a change in roadway noise levels as shown in the following table.

Table 17. Roadway Noise Impact Analysis (dBA CNEL)¹ Existing Year Conditions³⁵

Roadway ²	Segment	CNEL at the Nearest Façade			Significant Impact? ³
		Without Project	with Project	Change as a Result of Project	
Limonite Avenue	Archibald Ave to Harrison Ave	68.2	69.0	0.8	NO
Limonite Avenue	Harrison Avenue to Scholar Way	69.7	70.3	0.6	NO
Limonite Avenue	Scholar Way to Hamner Avenue	69.0	71.3	2.3	NO
Limonite Avenue	Hamner Avenue to I-15 Ramps	70.8	72.2	1.4	NO
Limonite Avenue	I-15 Ramps to Wineville Avenue	70.8	71.3	0.5	NO
Hamner Avenue	Citrus Street to Schleisman Rd	68.7	69.4	0.7	NO
Hamner Avenue	Schleisman Road to 68th Street	65.1	66.2	1.1	NO
Hamner Avenue	68th Street to 58th Street	67.4	67.8	0.4	NO
Hamner Avenue	Limonite Avenue to 58th Street	66.3	69.4	3.1	NO
Hamner Avenue	58th Street to Bellgrave Avenue	66.3	69.4	3.1	NO
Scholar Way	Limonite Avenue to 58th Street	57.8	59.2	1.4	NO
Scholar Way ⁵	58th Street to Bellgrave Avenue	54.4	57.0	2.6	NO

¹ Exterior noise levels are calculated at 5 feet above ground level.

² Noise levels are calculated approximately 100 feet from the centerline of the subject roadway.

³ A significant noise impact would occur when project operational activities cause an increase in ambient noise levels of 5 dBA or more and the resulting noise level exceeds 60 dBA CNEL/Ldn.

The land uses proposed as part of the Modified Project are compatible with surrounding land uses and none of the land uses are considered substantial noise generators. Furthermore, future tenants within the commercial areas would be subject to the City's noise ordinance, which places limits on noise generated from stationary

³⁵ CNEL = Community Noise Equivalent Level, dBA = decibels A ;Table 8, from "Leal Master Plan Amendment Noise Impact Study," prepared by RK Engineering Group, Inc., dated December 21, 2021.

uses. The proposed Project includes several Project Design Features that would further reduce operational noise levels, as follows:

NOI PDF-1 Prior to the issuance of building permits, the Project will demonstrate that building construction will achieve the minimum interior noise standard of 45 dBA CNEL for all residential units located along arterial roadways and/or adjacent to commercial uses, per the California Building Standards Code. The following noise control measures may be required for dwelling units located near adjacent roadways:

- Install sound barriers (masonry walls or walls with earth berms) between residences and noise sources.
- Install double-paned or upgraded sound transmission class (STC) sound rated windows.
- Provide sound insulating exterior walls and roofing systems.
- Locate and/or design attic vents to minimize sound propagation into each home.
- Provide forced-air ventilation systems.
- Provide the necessary setbacks for dwelling units fronting along major roadways.

NOI PDF-2 The Project will comply with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies (e.g. floor/ceiling assemblies and demising walls).

NOI PDF-3 For proper acoustical performance, all exterior windows, doors, and sliding glass doors will have a positive seal and leaks/cracks must be kept to a minimum.

NOI PDF-4 The final building plans will ensure that heating, ventilation, and air conditioning (HVAC) units are not located within an area of the Project site that would contribute to a noise level exceedance at any adjacent property line, per the City of Eastvale Municipal Code requirements. To meet the City's noise standards the following measures should be followed:

- All HVAC equipment shall be shielded or enclosed from the line of sight of adjacent residential uses.
- The combined noise level of all units operating simultaneously shall not exceed the City of Eastvale daytime and nighttime exterior standards at the nearest surrounding property lines.

NOI PDF-5 Future residents, property management personnel, and commercial tenants will be required to comply with the City of Eastvale Municipal Code Noise Regulations, Chapter 8.52, which specify that no person shall create loud, unnecessary, or unusual noise that disturbs the peace or quiet of any neighborhood, or that causes discomfort or annoyance to any person of normal sensitiveness.

To help ensure compliance with the City's Noise Regulations, the following recommendations are provided:

- Deliveries, loading and unloading activities, and trash pick-up hours should be limited to daytime hours only (8 a.m. - 10 p.m.).
- Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.

Therefore, no new significant impacts or increase in severity of impacts would occur from long-term operation of the Modified Project.

The Noise Study prepared for the Modified Project analyzed potential construction noise impacts. The Noise Study analyzes potential noise impacts during all expected phases of construction, including, demolition, site preparation, grading, building construction, paving, and architectural coating. Noise levels are calculated based on an average distance of equipment over a 1-hour period to the nearest adjacent property. Demolition activities are expected to occur at approximately 50 feet from the nearest existing residential uses to the north. Therefore, noise levels from demolition activities are analyzed at 50 feet. Noise levels from all other construction activities are conservatively estimated from 200 feet, whereas, in reality, the degree of construction noise will vary depending on the type of construction activity taking place and the location of the activity relative to the surrounding properties.

The proposed Project includes several Project Design Features that would further reduce construction noise levels, as follows:

NOI PDF-6 The Project will prepare a construction management plan and obtain a construction work permit from the City of Eastvale prior to starting construction. The construction management plan will ensure all contractors implement construction best management practices to reduce construction noise levels. Examples of best management practices may include the following:

- All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).
- Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.

-
- If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load).
 - Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
 - Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.
 - Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.
 - Provide notifications and signage in readily visible locations along the perimeter of construction sites that indicate the dates and duration of construction activities, as well as provide a telephone number where neighbors can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.
 - Construction activities shall not take place between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and 6:00 p.m. to 7:00 a.m. during the months of October through May.

NOI PDF-7 The Project will not include pile driving or blasting activities during construction. If impact pile driving or blasting is required, a follow-up noise and vibration impact assessment will be conducted prior to start of any activity.

The following table summarizes construction noise levels and documents that construction noise would not cause a significant impact.

Table 18. Project Construction Noise Levels³⁶

Phase	Equipment	Quantity	Equipment Noise Level (dBA Leq)	Combined Noise Level (dBA Leq)
Demolition ²	Concrete/Industrial Saw	1	74.8	84.6
	Excavators	3	76.7	
	Rubber Tired Dozers	2	77.7	
Site Preparation ¹	Rubber Tired Dozers	3	65.6	75.6
	Tractors/Loaders/Backhoes	4	68.0	
Grading ¹	Excavators	2	64.7	76.2
	Graders	1	69.0	
	Rubber Tired Dozers	1	65.6	
	Scrapers	2	67.6	
	Tractors/Loaders/Backhoes	2	68.0	
Building Construction ¹	Cranes	1	60.6	74.2
	Forklifts	3	59.0	
	Generator Sets	1	65.6	
	Tractors/Loaders/Backhoes	3	68.0	
	Welders	1	58.0	
Paving ¹	Pavers	1	62.2	67.3
	Paving Equipment	1	61.0	
	Rollers	2	61.0	
Architectural Coating ¹	Air Compressors	1	61.6	61.6
Worst Case Construction Phase Noise Level – Leq (dBA)				84.6
FTA Construction Noise Criteria (General Assessment)				90.0
Noise level exceeds FTA criteria?				NO

¹ Construction Noise Levels are analyzed at 200 feet

² Demolition noise levels are conservatively analyzed at 50 feet. Noise level does not take into account of existing six (6) foot wall along residential uses to the north.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts were originally determined to be significant and unavoidable, however subsequent analysis prepared for the Modified Project with implementation of Project Design Features determined impacts are less than the Original Project and less than significant.

The Prior EIR included **Mitigation Measures MM 3.6.1 and 3.6.3**, which requires a Project-specific acoustical assessment and a construction-related noise mitigation plan, respectively. **Mitigation Measure MM 3.6.1 and Mitigation Measure MM 3.6.3**

³⁶ dBA Leq = Equivalent Continuous Level ;Table 11, from "Leal Master Plan Amendment Noise Impact Study," prepared by RK Engineering Group, Inc., dated December 21, 2021.

have been satisfied with the Project specific Noise Analysis prepared for this Addendum (**Appendix I**). The Prior EIR included **Mitigation Measure MM 3.6.4**, which includes several requirements very similar to the PDFs included in the Project Description. **Mitigation Measure 3.6.4** would continue to apply to the Modified Project.

b) The Prior EIR concluded the Original Project would have a less than significant impact from groundborne vibration with implementation of **Mitigation Measure MM 3.6.2**, which requires preparation of a vibration assessment for construction activities. The Noise Study prepared for the Modified Project (**Appendix I**) includes a groundborne vibration assessment of the Modified Project, which satisfies **Mitigation Measure MM 3.6.2**. The construction of the proposed Project is not expected to require the use of substantial vibration inducing equipment or activities, such as pile drivers or blasting. The main sources of vibration impacts during construction of the Project would be the operation of equipment such as bulldozer activity during demolition, scrapers and loading trucks during grading and excavation, and vibratory rollers during paving. Based on standard construction equipment, vibration impacts would be less than significant as shown in the following table.

Table 19. Construction Vibration Impact Analysis³⁷

Construction Activity	Distance to Nearest Structure (ft)	Duration	Calculated Vibration Level - PPV (in/sec)	City of Eastvale Vibration Threshold- PPV (in/sec)	Significant Impact
Large Bulldozer	100	Continuous/Frequent	0.019	0.0787	NO
Vibratory Roller	100	Continuous/Frequent	0.046		NO
Loaded Trucks	100	Continuous/Frequent	0.017		NO
Caisson Drilling	100	Continuous/Frequent	0.019		NO

The Noise Study prepared for the Modified Project provides greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant. **Mitigation Measure MM 3.6.2** requiring preparation

³⁷ PPV = peak particle velocity; Table 13, from "Leal Master Plan Amendment Noise Impact Study," prepared by RK Engineering Group, Inc., dated December 21, 2021.

of a vibration assessment has been satisfied and is no longer applicable to the Modified Project.

c) The Modified Project site is not located near a public or private airport or airstrip; therefore, the Modified Project would not alter the analysis or conclusions presented in the Prior EIR. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: Several mitigation measures have already been satisfied and are shown in light grey format. The mitigation measures applicable to the Modified Project that remain in place are listed below.

MM 3.6.1 An acoustical assessment shall be prepared that evaluates potential environmental noise impacts associated with the proposed project. Where the acoustical analysis determines that noise levels would exceed applicable City noise standards, noise reduction measures shall be identified and included in the project.

Timing/Implementation: Prior to approval of development plan or project

Enforcement/Monitoring: City of Eastvale Planning Department

MM 3.6.2 A vibration assessment shall be prepared for construction projects that would involve the use of major vibration-generating equipment (e.g., pile drivers, vibratory rollers) within 200 feet of existing structures. Measures to reduce ground vibration levels shall be identified for any potential vibration impacts exceeding a vibration threshold of 0.2 in/sec ppv.

Timing/Implementation: Prior to approval of development plan or project

Enforcement/Monitoring: City of Eastvale Planning Department

MM 3.6.3 A construction-related noise mitigation plan shall be submitted to the City for review and approval prior to issuance of a grading permit. The plan shall depict the location of construction equipment and specify how the noise from this equipment will be mitigated during construction of the project.

Timing/Implementation: Prior to issuance of grading permit

Enforcement/Monitoring: City of Eastvale Planning Department

MM 3.6.4 The following mitigation measures shall be implemented and specified on all project construction plans:

- a) Clearing and construction activities shall be conducted outside of 6:00 p.m. and 6:00 a.m. during the months of June through September, and outside of 6:00 p.m. and 7:00 a.m. during the months of October through May. (Municipal Code Chapter 8.52, Noise Regulation).
- b) All construction equipment shall be kept properly tuned and use noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
- c) Construction equipment staging areas shall be centrally located on the Project site or located at the farthest distance possible from nearby residential land uses.
- d) All motorized construction equipment and vehicles shall be turned off when not in use.

Timing/Implementation: During construction activities, noted on all project construction plans

Enforcement/Monitoring: City of Eastvale Planning Department

Conclusion: A Project-specific Noise and Vibration Study was prepared for the Modified Project, including Project Design Features. This Study provides greater site-specific detail and analysis than the information presented in the Prior EIR but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR. The additional analysis performed for the Modified Project introduces additional evidence in the record that impacts from the Modified Project would be less than the Original Project and less than significant. Therefore, where the Prior EIR had concluded a significant unavoidable impact, the analysis of the Modified Project documents that impacts would be less than significant. **Mitigation Measure MM 3.6.4** from the Prior EIR remains applicable and **Mitigation Measures 3.6.1, 3.6.2, and 3.6.3** have been satisfied by the Noise Study prepared for the Modified Project. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts from the Modified Project would be less than significant with mitigation.

2.14 Population and Housing

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
POPULATION AND HOUSING. Would the project:				
d) 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 road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The Prior EIR concluded:

“...that while the proposed Leal Master Plan would facilitate growth on the project site, the growth would be an implementation of the long-range planning process for the project site as envisioned in the City’s General Plan. The project would be consistent with the City’s General Plan policies and goals intended to promote smart growth. The project requires no mitigation measures to conclude that no impact would occur or impacts would be less than significant and less than cumulatively considerable.”³⁸

The Original Leal Master Plan allows for residential medium density (14-21 units per acre) with no minimum or maximum and residential high density (22-40 units per acre) with a minimum of 500 dwelling units and a maximum of 660 dwelling units. The Modified Project proposes residential development up to 2,500 dwellings units, which is consistent with the flexibility and mix of uses specified in the Original Leal Master Plan and General Plan.

The State Legislature has declared that California has a housing crisis, and the Legislature has taken steps to encourage the production of additional housing. Through California Government Code Section 65584, the State and Southern California Association of Governments (SCAG) determines a Regional Housing Needs Assessment (RHNA), which is a number of dwelling units local jurisdictions must accommodate through zoning and policies. The City of Eastvale has a RHNA of 3,028 dwelling units from 2021 to 2029. The Modified Project is one component of the City’s ability to reach its RHNA target.

³⁸ Leal Draft Master Plan EIR, July 2015, Section 3.12.1, Page 3.12-1

The Project site has several houses owned by one landowner who is voluntarily selling the property. Therefore, no residents would be unwillingly displaced. Therefore, the Modified Project would not displace people or housing, or induce substantial unplanned population growth or create a need for replacement housing. The analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project.

a) The Modified Project would provide population growth consistent with the Original Leal Master Plan analyzed in the Prior EIR. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Project site has several houses owned by one landowner who is voluntarily selling the property. Therefore, no residents would be unwillingly displaced. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The analysis and conclusions presented in the Prior EIR remain unchanged. The Modified Project provides residential housing consistent with the Original Leal Master Plan and consistent with the City's General Plan and its policies. Population growth is not unplanned and growth anticipated as a result of the Master Plan is an implementation of the long-range planning process for the site as envisioned in the City's General Plan. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.15 Public Services

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
PUBLIC SERVICES.				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The Prior EIR analyzed impacts on public services including, fire protection, police protection, schools, parks, and other public facilities, and concluded impacts would be less than significant. In general, the potential for impacts to public services is based on population growth. The larger the population increase, the more demand is generally placed on public services. The number of residential dwelling units identified in the Modified Project is consistent with the Original Leal Master Plan, but greater than analyzed in the Prior EIR.

a) The analysis and conclusions presented in the Prior EIR remain unchanged as follows:

i) **Fire Protection:** The Prior EIR stated that the Project site would be served within standard response times by existing stations. At the request of the City and not in order to reduce response times to the Project site, the Modified Project includes dedication of 1.22 acres at the corner of Scholar Way and 58th Street for a new fire station. The City has funding to construct the fire station, resulting in greater fire protection services and lower response times to the Project site than analyzed in the Prior EIR. The Original Project planned for 100,000 square feet of civic center uses and the Modified Project proposes approximately 75,000 square feet of civic center uses, consistent with the Original Leal Master Plan. The proposed fire station is approximately 12,200 square feet and combined with the other proposed civic center uses remains less than the 100,000 square feet analyzed in the Prior EIR.

The Project site is not located in a high fire hazards area and the Modified Project is not gated, thereby allowing for unrestricted emergency access. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

ii) Police Protection: The Riverside County Sheriff's Department (RCSD) provides police protection services to the City of Eastvale. Police response times do not come from a fixed location, like a fire station, because RCSD is continuously on patrol throughout the City. The Prior EIR indicated that the City of Eastvale is served by approximately 18 patrol officers operating from the Jurupa Valley Station³⁹. At the request of the City, the Modified Project includes a proposal to dedicate several acres of land to the City for the construction of a new Civic Center campus, which would include City Hall, a Library, and a Police Station. While police services would continue to be provided by RCSD, a new Police Station in the City would serve as the law enforcement headquarters for the City instead of deputies stationed at the Jurupa Valley Station. The Modified Project would dedicate the land for the Police Station and the City has funds to construct and operate the facility. The Original Project planned for 100,000 square feet of civic center uses and the Modified Project proposes 75,000 square feet of civic center uses, consistent with the Original Leal Master Plan.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

iii) Schools: The Prior EIR determined student generation from the Original Project would constitute a less than significant impact. Furthermore, Pursuant to Government Code Section 65996, mitigation of impacts on school facilities is limited to the imposition of statutory school fees. The Modified Project would cause an increase in student enrollment in the Corona-Norco Unified School District (CNUUSD). The Prior EIR indicates that enrollment at Harada Elementary School exceeds capacity and enrollment at Eleanor Roosevelt High School is projected to exceed capacity in 2024. According to CNUUSD facilities staff, enrollment within CNUUSD is declining within the center of the District in the Corona and Norco areas, and increasing in the perimeter of the District, in Eastvale and the Temescal Valley. The CNUUSD is analyzing the additional students from the Modified Project and considering whether potential changes to school attendance boundaries would be necessary.⁴⁰

Given the payment of school fees pursuant to Government Code Section 65996 and the ability of CNUUSD to adjust attendance boundaries as necessary, no new significant impacts or substantial increase in the severity of significant impacts would occur with

³⁹ Leal Draft Master Plan EIR, July 2015, Section 3.13.2, Page 3.13-3

⁴⁰ Personal Communication with CNUUSD facilities staff on December 2, 2021

the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

iv) Parks: The Prior EIR concluded that future development on the Project site would be required to comply with City standards including General Plan Policy OS-6, which states that new residential developments would be required to, at a minimum, provide parks consistent with the Quimby Act (California Government Code Section 66477), through land dedication, fees in lieu, or on-site improvements. The Modified Project is subject to the City's policies and regulations, similar to the Original Project and therefore, would not change the conclusions presented in the Prior EIR. Furthermore, the Modified Project has identified approximately 14 acres of parkland, for which the construction and operation of has been analyzed in this Addendum. At the time of the Stage 3 planning process, that amount of park acreage will be assessed against the City's Quimby Act requirement and if a shortfall exists, additional parkland may be added on-site to the Modified Project and/or park fees will be paid.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

v) Other Public Facilities: Other public facilities include libraries and government offices. The Prior EIR determined that impacts to Other Public Facilities from the Original Project would be less than significant. The Modified Project proposes to dedicate land to the City for civic center uses including a new Library and City Hall. This dedication of land would allow the City to expand City Hall and provide a state of the art library within the City. The Original Project planned for 100,000 square feet of civic center uses and the Modified Project proposes 75,000 square feet of civic center uses, consistent with the Original Leal Master Plan.

Therefore, no new impacts or intensification of impacts to other government facilities would occur as a result of the Modified Project and impacts are less than significant.

Mitigation Measures: No mitigation required.

Conclusion: No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.16 Recreation

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The City of Eastvale General Plan Policy OS-6 states that new residential developments would be required to, at a minimum, provide parks consistent with the Quimby Act (California Government Code Section 66477), through land dedication, fees in lieu, or on-site improvements. The Modified Project provides approximately 14 acres of parkland for which the construction and operation of has been analyzed in this Addendum. At the time of the Stage 3 planning process, that amount of park acreage will be assessed against the City's Quimby Act requirement and if a shortfall exists park fees will be paid. Therefore, the Modified Project would not cause any new or more intense impacts on recreation facilities as compared to the Prior EIR.

a) The Prior EIR concluded that future development on the Project site would be required to comply with City standards including General Plan Policy OS-6, which states that new residential developments would be required to, at a minimum, provide parks consistent with the Quimby Act (California Government Code Section 66477), through land dedication, fees in lieu, or on-site improvements. Since the Modified Project would continue to satisfy local park code requirements through the provision of park acreage and/or payment of park fees, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Prior EIR concluded that future development on the Project site would be required to comply with City standards including General Plan Policy OS-6, which states that new residential developments would be required to, at a minimum, provide parks consistent with the Quimby Act (California Government Code Section 66477), through land dedication, fees in lieu, or on-site improvements. The Modified Project does not trigger the need to construct new or expand existing park or recreation facilities beyond the Project boundaries because the local park code requirement would be satisfied by the creation of on-site parks and/or payment of park fees. The Modified Project currently proposes approximately 14 acres of new on-site parkland.

Since the Modified Project would continue to satisfy local park code requirements, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The analysis or conclusions presented in the Prior EIR remain unchanged for the Modified Project. The Modified Project will comply with the City's local park code requirement through provision of approximately 14 acres of on-site parkland and/or payment of in-lieu fees, which offsets any increase in demand for park or recreation facilities associated with the Modified Project. Therefore, no additional demands on recreation would be created as part of the Modified Project, and no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.17 Transportation/Traffic

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The Prior EIR included a Traffic Impact Analysis (TIA) prepared by Fehr and Peers for the Original Project. The TIA determined that with implementation of mitigation measures, traffic volumes from the Original Project would result in direct significant and unavoidable impacts to three roadway segments and cumulatively significant and unavoidable impacts to four roadway segments.

It should be noted that at the time the Prior EIR was prepared, traffic analysis and impacts were based on how roadway intersections and segments function. Traffic studies used a volume to capacity (V/C) methodology to calculate the level of service (LOS) of intersections and roadway segments. Following certification of the Prior EIR, the State Legislature adopted Senate Bill 743 (SB 743), which revised the CEQA Guidelines to add Section 15064.3, removing roadway function as the basis for analysis and replacing it with an analysis of vehicle miles traveled (VMT).⁴¹ The premise is the fewer vehicle miles traveled the less impact would occur to the roadway network. Automobile delay, as described by LOS or similar measures of vehicular capacity or traffic congestion, is no longer considered a significant impact on the environment under CEQA under Public Resources Code section 21099 and case law. (*Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609).

⁴¹ The adoption of guidelines for analyzing and evaluating the significance of data does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified. *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301

A traffic study was prepared for the Modified Project titled, "Leal Master Plan Amendment Project Traffic Study," by RK Engineering Group, Inc., and dated November 17, 2021 (**Appendix J**). Since the Prior EIR was based on a LOS analysis, the Traffic Study for the Modified Project includes a LOS analysis for informational purposes and for the City's discretionary review and approval process, as well as a VMT analysis to be consistent with the current CEQA Guidelines. The Traffic Study for the Modified Project relied on the development mix presented in the Project Description.

Trip generation is the number of vehicle trips generated on a daily (24 hour) basis. The trip generation for each land use is obtained from the Institute of Traffic Engineers (ITE), which is the industry standard. The following table shows a comparison of the trip generation for the Modified Project compared to the Original Project. As shown in this table, the Modified Project reduces the number of daily vehicle trips by 27,764.

Table 20. Modified Project Net Trip Generation Compared to Leal Specific Plan TIA⁴²

Land Use	AM			PM			Daily
	In	Out	Total	In	Out	Total	
Modified Project	765	1,066	1,831	1,726	1,605	3,331	36,652
Leal Specific Plan TIA (Fehr & Peers, May 12, 2015)	2,120	911	3,030	2,569	3,740	6,309	64,416
Net Difference	-1,355	155	-1,200	-842	-2,136	-2,978	-27,764

The Modified Project would also generate 1,200 fewer AM peak hour trips and approximately 2,978 fewer PM peak hours trips compared to the Original Project.

The Original Project analyzed the buildout of Limonite Avenue and Hamner Avenue both to six lanes. That requires the addition of a travel lane on westbound Limonite Avenue between Hamner Avenue and Scholar Way, and the addition of a southbound travel lane on Hamner Avenue between 58th Street and Limonite Avenue.

The analysis included in the Modified Project Traffic Study does not assume additional travel lanes on Limonite and Hamner. Instead, the Traffic Study assumes two travel lanes and a third drive isle associated with on-street parking for both of the Limonite and Hamner roadway segments.⁴³ This would reduce each segment by one travel lane compared to what was analyzed in the Prior EIR.

⁴² Table 4-3, from "Leal Master Plan Amendment Project Traffic Study," prepared by RK Engineering Group, Inc., dated November 17, 2021.

⁴³ An early design of the Modified Project proposed two westbound lanes on Limonite with on-street parking and two southbound lanes on Hamner with on-street parking. Shortly before publication of this Addendum the Modified Project was revised to eliminate on-street parking from both Limonite and Hamner and provide three travel lanes on westbound Limonite and three travel lanes on southbound Hamner. Since this late project revision adds more roadway capacity, similar to the Original Project, the

The Modified Project Traffic Study documents within Tables 6-1 and 6-2 that in the existing plus Project conditions and in the cumulative conditions, the Modified Project with two travel lanes on Limonite and Hamner would have a reduced volume to capacity ratio than the Original Project. The result of this study is that the reduction in the trip generation associated with the Modified Project is sufficient to improve the function of Limonite and Hamner with only two travel lanes on each roadway segment, compared to the Original Project. Therefore, the traffic impacts would remain significant and unavoidable, however the Modified Project would reduce the intensity of the impact.

It should be noted that the Modified Project does not propose only two travel lanes on Limonite and Hamner as analyzed in the Traffic Study. As shown on Tentative Tract Map No. 38290, both segments of Limonite and Hamner include three travel lanes, a median, and an access road serving on-street diagonal parking. The Traffic Study analyzed the "worst-case scenario" of only two travel lanes. The Modified Project as proposed with three travel lanes will only improve traffic conditions compared to the Original Project and represented in the TIA for the Modified Project.

Following certification of the Prior EIR, SB 743 was adopted, which changed how traffic is analyzed. Instead of V/C and LOS, traffic analysis in CEQA is now based on VMT. The City's VMT Guidelines state:

"Residential and office projects located within a low VMT-generating area, as identified in the WRCOG screening tool, may be presumed to have a less than significant impact. In addition, other employment-related and mixed-use land use projects may be screened if the project can reasonably be expected to generate VMT per resident, per worker, or per service population that is similar to the existing land uses in the low VMT area"

Based on the Western Riverside Council of Governments (WRCOG) VMT screening tool, the Project is located in a low-VMT area because both the residential home-based VMT and home-based work VMT for this area are less than the City of Eastvale city-wide average. Furthermore, the Project consists of residential, employment and retail uses similar in nature to the existing land uses surrounding the site (which also consist of residential and commercial uses). Therefore, the Project would be expected to exhibit similar VMT patterns as the existing uses and utilization of the WRCOG screening maps is appropriate for screening purposes. Lastly, the Modified Project also includes an extensive network of sidewalks and trails to promote and encourage non-motorized mobility, which further reduces VMT.

Leal Master Plan Amendment Project Traffic Study was not updated with the additional travel lanes because the Traffic Study analysis a more conservative and constrained roadway network. The revisions to the Modified Project provide greater roadway capacity, which would further reduce traffic impacts.

A comparison of VMT generated from the Modified Project to the Original Project was performed using CalEEMod. The analysis determined the Modified Project would generate less VMT than the Original Project as shown in the following table.

Table 21. Comparison of VMT from the Modified Project to the Original Project⁴⁴

Scenario	Total Annual VMT (CalEEMod)
Current Project	68,221,050
2015 Project	150,029,705
Delta	-81,808,655

a) The Prior EIR analyzed consistency with adopted plans and policies through a LOS analysis of roadway segments and intersections. The Prior EIR concluded the Original Project would result in significant unavoidable impacts after mitigation because several intersections with operate at deficient LOS standards in conflict with the City’s plans and policies.

The Modified Project would reduce trip generation by approximately 27,764 daily trips compared to the Original Project. The Traffic Study for the Modified Project determined that the Modified Project would continue to cause intersections to operate at deficient LOS compared to City policies, however the Modified Project would cause a less intensive significant impact than the Original Project.

The Prior EIR included three mitigation measures, which were part of the original LOS analysis and remain applicable to the Modified Project even though the CEQA Guidelines have changed to a VMT metric. **Mitigation Measure MM 3.2.1a** and **3.2.1c** require the widening of Limonite and Hamner to three lanes, respectively. These two mitigation measures remain applicable to the Modified Project and have been incorporated into the Modified Project design as shown on TTM 38290. Mitigation Measure **MM 3.2.1b** requires a focused traffic study for the proposed Project. This mitigation measure has been satisfied by the Traffic Study prepared for the Modified Project.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain significant and unavoidable with mitigation incorporated.

⁴⁴ “Leal Master Plan Amendment Project Traffic Study,” prepared by RK Engineering Group, Inc., dated November 17, 2021

b) The Western Riverside County Council of Governments (WRCOG) has developed a screening tool for VMT analysis. Based on the WRCOG screening tool, the Project site is located within a low VMT generating zone. Land use projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. Utilizing the WRCOG Screening Tool, the Modified Project is located within a low-VMT generating zone based on residential home-based VMT and home-based work VMT. As a result, the Modified Project is exempt from further VMT analysis and the Project consists of residential, employment and retail uses similar in nature to the existing land uses surrounding the site (which also consist of residential and commercial uses). Therefore, the Project would be expected to exhibit similar VMT patterns as the existing uses and utilization of the WRCOG screening maps is appropriate for screening purposes. Lastly, the Modified Project also includes an extensive network of sidewalks and trails to promote and encourage non-motorized mobility, which further reduces VMT. Refer to Attachment A of Appendix J. Therefore, the Modified Project is consistent with CEQA Guidelines Section 15064.3.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would be less than significant.

c) The Prior EIR determined the Original Project would not increase hazards because of design or incompatible uses. The Modified Project relies on roadway networks consistent with City standards and similarly proposes a mix of land uses. Furthermore, the Traffic Study prepared for the Modified Project did not identify any hazardous design features. Additional engineering details will be added during the Stage 3 planning process and those engineering details will be reviewed and checked against adopted standard plans and design criteria for roadway design.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) The Modified Project is surrounded by four City streets all of which provide emergency access. The Modified Project proposes to improve all four perimeter roadways to City standards. The Modified Project also proposes to dedicate 1.22 acres for a future fire station.

The Modified Project includes less intensive development than the Original Project by reducing trip generation by 27,764 average daily vehicle trips. The Modified Project would improve the surrounding circulation system with additional travel lanes as contemplated in the Original Project and the Modified Project would contribute to fewer local roadway trips than the Original Project helping to improve emergency access and circulation in the area. The Modified Project would complete street improvements on all four surrounding streets as proposed under the Original Project.

Therefore, as a result of the Modified Project proposing less intensive development than the Original Project and proposing to complete the surrounding street system, no new impacts would occur, and the conclusions presented in the Prior EIR remain unchanged.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: Several measures have already been satisfied and are shown in light grey format. The mitigation measures applicable to the Modified Project that remain in place are listed below.

MM 3.2.1a Fair share of funding shall be paid for widening Limonite Avenue along the Project frontage from two to three lanes in each direction. Funding shall be determined and paid via the Riverside County Transportation Uniform Mitigation Fee (TUMF). Project plans and/or phasing shall establish the timing of this improvement to ensure it is in place prior to LOS D operations and consistent with the Master Plan's infrastructure phasing provisions.

Timing/Implementation: Prior to approval of development plan or project

Enforcement/Monitoring: City of Eastvale Planning Department

MM 3.2.1b A focused traffic study shall be prepared that demonstrates the project's consistency with the transportation impact assessment (TIA) for the Leal Master Plan prepared by Fehr & Peers (2015). The traffic study shall assess the following:

- Parking;
- Site access and on-site circulation;
- Interaction of driveways with adjacent intersections (if appropriate);
- Impacts on local intersections;
- Impacts to pedestrian, transit, and bicycle facilities; and
- Trip generation monitoring study to ensure that, as land develops in the Leal Master Plan area, the total development generates traffic at or below the levels assumed in this Draft EIR.

Timing/Implementation: Prior to approval of development plan or project

Enforcement/Monitoring: City of Eastvale Planning Department

MM 3.2.1c Hamner Avenue shall be widened between Limonite Avenue and Bellegrave Avenue to three lanes in each direction either directly or through fair-share funding as determined by infrastructure and/or facility financing plans approved for the Leal Master Plan. Project plans and/or phasing shall establish the timing of this improvement to ensure it is in place prior to LOS F operations and consistent with infrastructure phasing provisions established as part of Master Plan implementation.

Timing/Implementation: Prior to approval of development plan or project

Enforcement/Monitoring: City of Eastvale Planning Department

Conclusion: The changes associated with the Modified Project would reduce trip generation by approximately 27,764 average daily trips. Level of service impacts would remain significant and unavoidable; however, the Modified Project would reduce the severity of the significant impact. As evaluated against the new SB 743 standards, the Modified Project is consistent with CEQA Guidelines section 15064.3 and impacts would be less than significant. The Prior EIR included three mitigation measures. **Mitigation Measure MM 3.2.1a and 3.2.1c** require the widening of Limonite and Hamner to three lanes, respectively. These two mitigation measures remain applicable to the Modified Project. **Mitigation Measure MM 3.2.1b** requires a focused traffic study for the proposed Project. This mitigation measure has been satisfied by the Traffic Study prepared for Modified Project and is therefore no longer applicable.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain significant and unavoidable.

2.18 Tribal Cultural Resources

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Since preparation of the Prior EIR, CEQA Guidelines Appendix G has been revised to include a specific section on Tribal Cultural Resources.⁴⁵ The Prior EIR analyzed potential impacts associated with tribal cultural resources in the Cultural Resources section. The Prior EIR concluded that potential impacts to cultural resources would be less than significant with mitigation. No changes to the analysis or conclusions presented in the Prior EIR would occur for the Modified Project.

Notification pursuant to State Bill (SB) 18 and Assembly Bill (AB) 52 was distributed to the Native American Heritage Commission and local tribes as part of the Prior EIR. SB 18 requires local jurisdictions to provide opportunities for involvement of California Native Americans tribes in the land planning process for the purpose of preserving

⁴⁵ The adoption of guidelines for analyzing and evaluating the significance of data does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified. *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301

traditional tribal cultural places. The Final Tribal Guidelines recommend that the Native American Heritage Commission (NAHC) provide written information as soon as possible but no later than 30 days after receiving notice of the Project to inform the lead agency if the proposed Project is determined to be in proximity to a traditional tribal cultural places (TTCP) and another 90 days for tribes to respond to a local government if they want to consult with the local government to determine whether the project would have an adverse impact on the TTCP. Per SB 18, the law requires a city or county to consult with the NAHC and any appropriate Native American tribe for the purpose of preserving relevant TTCP prior to the adoption, revision, amendment, or update of a City's or County's general plan.

AB 52 took effect July 1, 2015 and incorporates tribal consultation and analysis of impacts to tribal cultural resources (TCR) into the CEQA process. It requires TCRs to be analyzed like any other CEQA topic and establishes a consultation process for lead agencies and California tribes. A significant impact on a TCR is considered a significant environmental impact, requiring feasible mitigation measures.

Consultation with the Soboba Band of Luiseno Indians occurred on May 21, 2015. The Prior EIR concluded that a potential for archaeological and paleontological resources exists and included mitigation measures to reduce impacts to a less than significant level.

The potential for tribal cultural resource impacts depends on the area of impact and the condition of the Project site. The Modified Project would not change the area of impact or grading limits compared to the Original Project. Furthermore, Project site conditions for tribal cultural resources have not changed since preparation of the Prior EIR. Therefore, the analysis and conclusions presented in the Prior EIR remain valid and unchanged.

a, b) During preparation of the Prior EIR, the City consulted with the Native American Heritage Commission in accordance with AB 52 and SB 18. No additional consultation has occurred. The Prior EIR conducted archaeological record surveys, which did not identify known tribal, cultural, or paleontological resources on the Project site. However, since site-specific surveys were not conducted as part of the Prior EIR, the Prior EIR included several mitigation measures and determined impacts would be less than significant with implementation of the mitigation measures.

This Addendum includes preparation of the Cultural and Paleontological Resources Assessment prepared for the Modified Project (*Cultural and Paleontological Resources Assessment, October 2021*, prepared by Duke CRM; **Appendix D**), which included additional record searches and an extensive pedestrian field survey of the Project site over two days on June 17 and June 18, 2021. No archaeological resources were identified on the Project site from the records search or the field surveys. The Cultural and Paleontological Resources Assessment concluded that a low sensitivity exists for

archaeological resources to occur on-site and therefore, no archaeological monitoring is required during site disturbance activities, such as grading.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Several of the mitigation measures included in the Prior EIR have been satisfied with the detailed Cultural and Paleontological Resources Assessment prepared for the Modified Project. Impacts would remain less than significant with mitigation.

Mitigation Measures: Several measures have already been satisfied and are shown in light grey format. The mitigation measures applicable to the Modified Project that remain in place are listed below.

MM 3.8.1 A detailed cultural resources field survey of the subject property shall be conducted prior to approval of the project. The cultural resources field survey shall identify any cultural resource finds and will set out measures to mitigate any impacts to any significant resources as defined by CEQA, the California Register of Historical Resources, and/or the National Historic Preservation Act. Mitigation methods to be employed include but are not limited to the following:

- Redesign of the development project to avoid the resource. The resource site shall be deeded to the City or a nonprofit agency to be approved by the City for maintenance of the site.
- If avoidance is determined to be infeasible by the City, the resource shall be mapped, stabilized, and capped pursuant to appropriate standards.
- If capping is determined to be infeasible by the City, the resource shall be excavated and recorded to appropriate standards.

Timing/Implementation: Prior to approval of development plan or project

Enforcement/Monitoring: City of Eastvale Planning Department

MM 3.8.2 If cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) are discovered during grading or construction activities in the Project area, work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history shall be retained to determine the significance of the discovery.

The City shall consider mitigation recommendations presented by a professional archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards in archaeology and/or history for any unanticipated discoveries. The City and the Project applicant of the site where the discovery is made shall consult and agree on implementation of a measure or measures that the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Project applicant shall be required to implement any mitigation necessary for the protection of cultural resources.

Timing/Implementation: As a condition of project approval and implemented during grading and/or construction activities

Enforcement/Monitoring: City of Eastvale Planning Department

MM 3.8.3 If human remains are discovered during any ground-disturbing activities in the Project area, all work shall be halted immediately within 50 feet of the discovery, the City Planning Department shall be notified, and the Riverside County Coroner must be notified per California Public Resources Code Section 7050.5 and California Health and Safety Code Section 5097.98. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

Timing/Implementation: As a condition of project approval and implemented during grading and/or construction activities

Enforcement/Monitoring: City of Eastvale Planning Department

Conclusion: The Modified Project would not change the limits of disturbance or grading, which encumbers the entire site, therefore the analysis and conclusions presented in the Prior EIR remain unchanged. **Mitigation Measure MM 3.8.1** has been satisfied and no new mitigation is necessary. While determined to be highly unlikely, **Mitigation Measures MM 3.8.2 and MM 3.8.3** would remain applicable to the Modified Project. Impacts would remain less than significant with mitigation.

2.19 Utilities and Service Systems

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The Prior EIR determined impacts from the Original Project on utility and service systems would be less than significant. The following site-specific utility studies were prepared for the Modified Project.

- *"Sewer System Development Analysis"* prepared by Hunsaker & Associates Irvine, Inc. dated December 6, 2021, is included in **Appendix K**.
- *"Water Supply Assessment"* dated December 2021, prepared by Kimley Horn is included in **Appendix L**.
- *"Preliminary Hydrology Analysis for Leal Ranch (Tentative Map No. 38290)"* prepared by Hunsaker & Associates Irvine, Inc., and dated November 29, 2021 (**Appendix G**).
- *"Preliminary Water Quality Management Plan (PWQMP) for Tentative Map No. 38290,"* prepared by Hunsaker & Associates Irvine, Inc., and dated November 29, 2021 (**Appendix H**).

These studies provide greater site-specific detail and analysis than the information presented in the Prior EIR, but this is not a substantial change with respect to the circumstances under which the project is undertaken or new information that was not known and could not have been known with the exercise of reasonable diligence at the time of the Prior EIR.

a, c) The Prior EIR concluded sufficient capacity exists for wastewater treatment from the Original Project and impacts would be less than significant. The Project site lies within the jurisdiction of Jurupa Community Services District (JCSD) for wastewater treatment. In August 2021, JCSD provided a preliminary hydraulic analysis of the existing sewer system to that would be impacted by the Modified Project. The analysis determined the maximum average daily sewer generation from the Modified Project without causing downstream sewer capacity issues or requiring upsizing of sewer lines. The analysis determined a maximum of 555,000 gallons per day (gpd) from the Modified Project could be accommodated within the existing sewer infrastructure without impacts. The Modified Project is estimated to generate 544,710 gpd, or 1.85% less than the maximum allowed average sewer flows from the Project site.

The Prior EIR also determined that expanded water facilities would not be required. JCSD provides domestic water and service connection points are located within the existing surrounding streets. Sufficient pressure and storage capacity exist such that no additional facilities would be required to serve the Modified Project.

As detailed in Section 2.10, storm water flows to the southwest portion of the Project site. Existing storm drain facilities exist within Limonite Ave. The Modified Project includes a subterranean detention and water quality treatment basin that will reduce peak period discharge rates to existing levels and meet the water quality standards. No new off-site storm drain or water quality infrastructure is required.

According to the Prior EIR, "Southern California Edison (SCE) currently provides electrical service to the Master Plan area and Southern California Gas Company provides natural gas service; properties surrounding the project site have already been developed and are served by existing SCE and Gas Company infrastructure. Per discussions with SCE staff, implementation of the proposed project would not be expected to require the construction of any off-site transmission or distribution infrastructure (Ditta 2015)."⁴⁶ The Modified Project would rely on electrical and natural gas service from existing facilities in surrounding streets. The existing above-ground electrical lines along Limonite would be placed underground. No additional off-site improvements are anticipated.

⁴⁶ Leal Draft Master Plan EIR, July 2015, Section 3.13.2, Page 3.13-10

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

b) The Original EIR concluded, "Furthermore, the JCSD has demonstrated capacity in its water supply and wastewater treatment systems to accommodate growth in the city, including the proposed project and future development would obtain a water/sewer availability letter from the JCSD and pay any district fees and facilities charges in order to fund any off-site improvements."⁴⁷ A Project level water supply analysis was prepared for the Modified Project. The Modified Project is of sufficient size that in accordance with Senate Bill (SB) 610 a Water Supply Assessment (WSA) is required. **Appendix L** includes the WSA prepared for the Modified Project.

JCSD is the water supplier for the Project site and prepared a 2020 Urban Water Management Plan (UWMP) for its service area. The UWMP analyzes growth assumptions and determines if sufficient domestic water is available to serve the growth assumptions in wet years and dry years.

The WSA relied upon duty factors supplied by JCSD in the UWMP to calculate Project Water Demand as shown in the following table.⁴⁸

Table 22. Project Water Demand⁴⁹

Land Use Category	Duty Factor (gpd/ac)	Area (ac)	Demand (gpd)	Demand (AFY)
Residential	3,600	82.23	296,021	331.59
Mixed Use (Residential)	3,600	14.21	51,151	57.30
Mixed Use (Commercial)	2,000	14.21	51,151	57.30
Commercial Retail	2,000	11.02	22,040	24.69
Open Space Recreation	2,000	7.16	14,312	16.03
Roadway	0	29.76	0	0
Total	--	158.58	411,940	461.43

The 2020 UWMP assumed future growth on the Project site and projected a water demand of 505 acre feet per year (AFY) for the Project site. Based on Table 2-2 and 2-3 from the WSA, the Modified Project will generate a water demand of approximately 461 AFY, less than the 505 AFY assumed in the 2020 UWMP.

The Prior EIR calculated a potable water demand for the Original Project. These estimates are found in Tables 3.13-1 and 3.13-2 of the Prior EIR. The projected water

⁴⁷ Leal Draft Master Plan EIR, July 2015, Section 3.13.5, Page 3.13-9

⁴⁸ Water Supply Assessment, Kimley Horn, December 2021, Table 2-2, Page 6

⁴⁹ gpd/ac = gallons per day per acre; ac=acres; gpd = gallons per day; AFY = acres feet per year. Table 2-2, from "Eastvale Leal Property Water Supply Assessment," prepared by Kimberly Horn, dated December 2021.

demand for the Original Project was 734 AFY or 470,320 gpd. In both cases the potable water demand is less for the Modified Project compared to the Original Project. Furthermore, the WSA determined that sufficient water supplies are available to service this project during normal, dry, and very dry years.

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c) The Prior EIR determined, "The JCSD has a 3.25 million gallons per day (mgd) capacity right, although the ultimate estimated flow rate from the JCSD to the plant is projected to be 5.7 mgd, based on the projections in the 2007 Master Sewer Plan Addendum. This represents an increase of 2.45 mgd and would still be below the operating capacity of 8.0 mg. The JCSD has a proposed project in its 20-year Capital Improvement Program to obtain additional treatment capacity at the WWTP (JCSD 2011, p.57). As of 2007, the plant was not operating at capacity (treating approximately 5.5 mgd), and the JCSD obtaining additional treatment capacity to accommodate growth in its service area would not necessarily result in expansion of the WWTP. Potential impacts resulting from additional treatment capacity would be subject to CEQA review if necessary."⁵⁰

As demonstrated in the "Sewer System Development Analysis" prepared by Hunsaker & Associates Irvine, Inc. dated December 6, 2021, and included in **Appendix K**, JCSD determined the maximum allowed average daily flows from the Project site would be 555,000 gpd, which accounts for transmission pipe capacity and treatment capacity. The Modified Project is planned to generate 544,710 gpd or 1.85% less than the maximum allowed sewer flows from the site.⁵¹

Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d - e) The Prior EIR determined impacts from solid waste would be less than significant since each of the landfills serving the Project site have remaining capacity over 179 million cubic yards.⁵² The Modified Project proposes less development intensity, likely resulting in equal or less solid waste generation. Furthermore, the Modified Project would be required to comply with applicable waste reduction regulations found in AB 939, the Green Building Code, and the Eastvale Municipal Code, which apply restrictions to solid waste disposal. Therefore, no new significant impacts or substantial

⁵⁰ Leal Draft Master Plan EIR, July 2015, Section 3.13.5, Page 3.13-8 and 9

⁵¹ "Sewer System Development Analysis" prepared by Hunsaker & Associates Irvine, Inc. dated December 6, 2021, Page 2

⁵² Leal Draft Master Plan EIR, July 2015, Section 3.13.6, Page 3.13-9

increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: Additional Project-specific analysis of utility systems was performed for the Modified Project. This analysis provides evidence supporting the conclusions presented in the Prior EIR. The Prior EIR determined impacts for the Original Project would be less than significant. Based on the more detailed analysis and less intensive development associated with the Modified Project, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.20 Wildfire

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
WILDFIRE. Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Since preparation of the Prior EIR, CEQA Guidelines Appendix G has been revised to include a specific section on Wildfire.⁵³ The Prior EIR analyzed potential impacts associated with wildfires in the Hazards and Hazardous Materials and Public Services sections. The Prior EIR concluded that potential impacts from wildfires would be less than significant. No changes to the analysis or conclusions presented in the Prior EIR would occur for the Modified Project.

The Project site is designated a Local Responsibility Area (LRA), which means the City of Eastvale is responsible for fire protection services⁵⁴. The City of Eastvale contracts with Riverside County for fire protection. The Project site is not located in a fire hazard severity zone⁵⁴. The Project site is completely surrounded by development and no wildland areas are within close proximity to the Project site⁵⁴.

⁵³ The adoption of guidelines for analyzing and evaluating the significance of data does not constitute new information if the underlying information was otherwise known or should have been known at the time the EIR was certified. *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301

⁵⁴ CalFire (California Department of Forestry and Fire Protection). 2022. CalFire website. <http://www.fire.ca.gov/>.

a) The Prior EIR concluded the Original Project would not impair the City's ability to implement its emergency response plan or use its emergency evacuation routes. The Modified Project includes less intensive development than the Original Project. As shown in Section 2.17, the Modified Project would reduce trip generation by 27,764 average daily vehicle trips. The Modified Project would improve the surrounding circulation system with additional travel lanes as contemplated in the Prior EIR and the Modified Project would contribute to fewer local roadway trips than the Original Project. The Modified Project would complete street improvements on all four surrounding streets. Therefore, because of the Modified Project proposing less intensive development than the Original Project and proposing to complete the surrounding street system, no new impacts would occur, and the conclusions presented in the Prior EIR remain unchanged.

b) The Prior EIR determined, "The project site is not designated as a fire hazard severity zone within the Local Responsibility Area (LRA) for Eastvale (Cal Fire 2015). Therefore, **no impact** would occur."⁵⁵ The Project site is not located in a fire hazard severity zone⁵⁶. The Project site is generally flat, completely surrounded by development and no wildland areas are within close proximity to the Project site per the California Department of Forestry and Fire Protection (CalFire) website. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

c) No infrastructure that could exacerbate wildfire is proposed as part of the Modified Project. The Original Project included underground utility lines in the streets, as is proposed with the Modified Project. Underground utility lines do not pose a risk of starting or exacerbating a wildfire. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

d) The Project site is generally flat with no slope areas or areas that could cause mudslides. The Project site currently drains from north to south. The southern boundary of the Project site is Limonite Avenue, a six-lane arterial roadway with a 14-foot wide median. Storm flows will be collected in storm drains within the Project site and connected to an existing storm drain in Limonite Avenue. The Hydrology Study for the Modified Project prepared by Hunsaker & Associates Irvine, Inc. (**Appendix G**), documents that post-development flows would be captured in a detention basin and metered out into the existing storm drain. If runoff was to exceed the storm drain system, flows would be captured in Limonite Avenue. Downstream flooding as a result

⁵⁵ Leal Draft Master Plan EIR, July 2015, Section 3.10.6, Page 3.10-7

⁵⁶ CalFire (California Department of Forestry and Fire Protection). 2022. CalFire website. <http://www.fire.ca.gov/>.

of runoff or drainage changes is not anticipated. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

Mitigation Measures: No mitigation required.

Conclusion: The Modified Project is not located in a fire hazard severity zone. The Project site is completely surrounded by development and no wildland areas are within close proximity to the Project site. The Modified Project would not conflict with or impede implementation of the City's emergency response plan nor cause significant risk as a runoff, post-fire slope instability, or drainage changes. Therefore, no new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant.

2.21 Mandatory Findings of Significance

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 project, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) The Modified Project would not change the biological conclusions included in the Prior EIR. The Modified Project would not change the limits of disturbance, which encumbers the entire site, and the condition of the Project site remains essentially unchanged from the time of the Prior EIR. The Modified Project would not cause impacts to sensitive species or habitats. The Prior EIR determined impacts to biological resources would be less than significant with mitigation. A Biological Assessment of the Modified Project determined impacts to biological resources would be less than significant with mitigation incorporated. **Mitigation Measures 3.7.2 and 3.7.3** presented in the Prior EIR have been fulfilled. **Mitigation Measure 3.7.1** remains applicable as presented in the Prior EIR to reduce impacts to nesting birds to less than significant. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with implementation of **Mitigation Measure 3.7.1**.

The Modified Project would also not change the conclusions presented in the Prior EIR regarding impacts to major periods of California history or prehistory. The Modified Project would not change the limits of disturbance compared to the Original Project

and no conditions or circumstances have changed relative to historical, archaeological, or tribal cultural resources on the Project site. Therefore, the analysis and conclusions presented in the Prior EIR remain unchanged for the Modified Project. The Prior EIR identified **Mitigation Measures MM 3.8.1 through 3.8.4** to reduce impacts associated with archaeological and paleontological resources to less than significant. **Mitigation Measure MM 3.8.1** has been satisfied and is no longer applicable, and **Mitigation Measures MM 3.8.2 and 3.8.3** remain applicable to the Modified Project. **Mitigation Measure 3.8.4** has been revised, which requires that a qualified paleontologist evaluate any paleontological discoveries during grading. The potential for paleontological discoveries has not changed since certification of the Prior EIR and the limits of disturbance have remained the same. This mitigation measure is being revised in this Addendum to require a qualified paleontologist monitor grading activities on the eastern portion of the site, which is more efficient for grading activities instead of the requirement to call a monitor to the site to evaluate paleontological resources if found during grading. Therefore, no change in analysis from the Prior EIR would occur and **Mitigation Measure MM 3.8.4** remains applicable to the Modified Project as modified. No new significant impacts or substantial increase in the severity of significant impacts would occur with the Modified Project and no new mitigation is necessary. Impacts would remain less than significant with implementation of mitigation measures.

b) The Modified Project would not change the permitted land uses, limits of disturbance or extent of construction activities, and the condition of the Project site remains essentially unchanged from the time of the Prior EIR. The Project site is surrounded by urban development and represents one of the last remaining undeveloped areas of the City and the General Plan calls for a mix of uses. The Modified Project reduces development intensity which would in turn reduce the number of average daily vehicle trips by approximately 27,764 trips as compared to the Original Project. Therefore, the short-term construction impacts and long-term operational impacts would remain consistent with the analysis provided in the Prior EIR. There would be no changes to the analysis or conclusions regarding cumulative impacts as a result of the Modified Project. The findings of significance presented in the Prior EIR would remain without change and without intensification as a result of the Modified Project.

c) The Master Plan and Original Project contemplated refinement when additional Project-specific details became available and contemplated flexibility to address future market demand. The Modified Project is consistent with the Original Project, the City's General Plan, the City's Zoning Code, and the vision of future development on the Project site. As under the Original Leal Master Plan, the Modified Project's growth would be an implementation of the long-range planning process for the project site as envisioned in the City's General Plan. The Prior EIR determined the Original Project would cause six (6) significant and unavoidable impacts within the following three (3) topic areas: Transportation/ Traffic, Air Quality, and Noise. Throughout the analysis in

this Addendum, evidence has been provided that while those significant and unavoidable impacts would remain, the Modified Project would not cause new impacts or more severe impacts to human beings, either directly or indirectly.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino,(1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

SECTION 3.0 SOURCES

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Duke CRM. Cultural and Paleontological Resources Assessment. October 2021.

Hillmann Consulting. Phase I Environmental Site Assessment. March 23, 2022.

Hillmann Consulting. Limited Phase II Subsurface Investigation Report. March 23 2022.

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RK Engineering Group, Inc. Leal Master Plan Amendment Project Air Quality, Greenhouse Gas and Energy Impact Study. December 22, 2021

RK Engineering Group, Inc. Leal Master Plan Amendment Noise Impact Study. December 21, 2021.

RK Engineering Group, Inc. Leal Master Plan Amendment Project Traffic Study. November 17, 2021.