

Addendum to the
Rio Rancho Towne Center Certified EIR
(SCH No. 2012051007)

Prepared for
The City of Pomona

September 2016

POMONA FWY.

WHITE AVE.

RANCHO VALLEY DR.

RIO RANCHO RD.

TARGET
139,896 sf

ROSS
DRESS FOR LESS
25,010 sf

CITIWEAR

Farmer Bros
3,200 sf

ROSS
DRESS FOR LESS
2,350 sf

INC
7,500 sf

Shops 1
8,674 sf

Shops 2
8,198 sf

Shops 4
6,300 sf

HOTEL
5 story

MAJOR C
11,087 sf

golden corral

MAJOR A
16,000 sf

Planet Fitness

DICK'S

UPS

C-Store
2,900 sf

ARCO

CALIFORNIA 71

**Addendum to the
Rio Rancho Towne Center Certified EIR
(SCH No. 2012051007)**

Prepared for:

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September 2016

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1.0 Introduction

SECTION 1.0 INTRODUCTION

1.1 PROJECT SUMMARY

This Addendum to the 2012 Rio Rancho Towne Center Certified Environmental Impact Report (Certified EIR, 2012 EIR) addresses potential environmental impacts resulting from the construction and operation of a new 5-story, approximately 150-room hotel on approximately 3.1 acres located within the previously-approved Rio Rancho Towne Center site.

1.2 BACKGROUND

The Rio Rancho Towne Center site, as evaluated in the Certified EIR, would accommodate up to 419,190 square feet of commercial/retail uses including a Target Store, other major stores, various inline shops, and other retail/commercial pads (collectively, the 2012 project, or Certified EIR project).

The first Addendum to the Certified EIR, approved in 2014, evaluated commercial/retail entitlements approved pursuant to the 2012 project under a revised site plan configuration, and at a reduced scope and development intensity. Notably, the 2014 Addendum reduced the total scope of entitlements approved for the 2012 project; and reconfigured entitlements previously approved for that portion of the 2012 project located westerly of White Avenue/Rancho Valley Drive.

Numerous factors have influenced the development of the Rio Rancho Towne Center site. When the State banished redevelopment in 2012, the City lost its ability to participate in land assemblage. Therefore, the developer had to negotiate and assemble lands as they became available. Additionally, the onset of the recession limited the available users for the commercial site. As time went on, more and significantly stronger,

commercial users became interested in the Project site. Some of these users required the developer to seek amendments/changes to the original approved site plan. These changes are reflected in Table 1.2-1, below.

Table 1.2-1
Rio Rancho Towne Center
Land Use Development Scenario Comparison

2012 Certified EIR Project			2014 Addendum Project			2016 Addendum Project ¹		
Site Plan Designation	Use(s)	Building Area (Square Feet Gross Leasable Area)	Site Plan Designation	Use(s)	Building Area (Square Feet Gross Leasable Area)	Site Plan Designation	Use(s)	Building Area (Square Feet Gross Leasable Area)
East Project Area			East Project Area			East Project Area		
Major A	Retail	139,500	Target Store	Retail	139,896	Target Store	Retail	139,896
Major B	Retail	25,000	Major B	Retail	25,011	Major B	Retail	25,011
Shops 1	Retail/Food	7,500	Shops 1	Retail/Food	7,792	Shops 1	Retail/Food	7,792
Shops 2	Retail/Food	5,200	Shops 2	Retail/Food	5,471	Shops 2	Retail/Food	5,471
-	-	-	Shops 3	Retail/Food	5,007	Shops 3	Retail/Food	5,007
Retail 1	Retail	10,000	Retail 1	Retail	10,644	Retail 1	Retail	10,644
Pad A	Fast Food w/Drive Thru	3,000	Panda Express	Fast Food w/Drive thru	2,233	Panda Express	Fast Food w/Drive Thru	2,233
Pad B	Fast Food w/Drive Thru	3,000	-	-	-	-	-	-
Pad C	Bank w/Drive Thru	3,500	Pad C	Bank w/Drive Thru	3,200	Pad C	Bank w/Drive Thru	3,200
Subtotal East Project Area		196,700	Subtotal East Project Area		199,254	Subtotal East Project Area		199,254
West Project Area			West Project Area			West Project Area		
-	-	-	Shops 1	Retail/ Fast Food w/Drive Thru	7,900	Shops 1	Retail/Food	8,674
-	-	-	Shops 2	Retail/Food	8,954	Shops 2	Retail/Food	8,198
-	-	-	Pad A	Fast Food w/Drive Thru	2,200	Pad A	Fast Food w/Drive Thru	2,777
-	-	-	Pad B	Fast Food w/Drive Thru	2,350	-	-	-
-	-	-	Pad C	Fast Food w/Drive Thru	2,350	-	-	-
-	-	-	Major A	Retail	16,000	Major A	Health Club	16,000
-	-	-	-	-	-	Major B	Restaurant	11,097
-	-	-	Convenience Store	Gas Station w/ Convenience Store	12 Fueling Points 4,500	Convenience Store	Gas Station w/ Convenience Store	12 Fueling Points 2,900
Major C	Retail	136,090	-	-	-	-	-	-
Health Club	Health Club	41,600	Health Club	Health Club	43,000	-	-	-
Shops 3	Retail/Food	8,500	-	-	-	Shops 3	Retail/Food	8,115

Table 1.2-1
Rio Rancho Towne Center
Land Use Development Scenario Comparison

2012 Certified EIR Project			2014 Addendum Project			2016 Addendum Project ¹		
Site Plan Designation	Use(s)	Building Area (Square Feet Gross Leasable Area)	Site Plan Designation	Use(s)	Building Area (Square Feet Gross Leasable Area)	Site Plan Designation	Use(s)	Building Area (Square Feet Gross Leasable Area)
Shops 4	Retail/Food	6,500	-	-	-	Shops 4	Retail/Food	6,300
Shops 5	Retail	6,100	-	-	-	-	-	-
Retail 2	Retail	10,000	-	-	-	-	-	-
Retail 3	Retail	8,000	-	-	-	-	-	-
Pad D	Restaurant	5,700	-	-	-	-	-	-
-	-	-	-	-	-	Hotel	Hotel	90,800
<i>Subtotal West Project Area</i>		222,490	<i>Subtotal West Project Area</i>		87,254	<i>Subtotal West Project Area</i>		154,861
TOTAL PROJECT		419,190	TOTAL PROJECT		286,508	TOTAL PROJECT		354,115

¹ Shaded uses listed under the 2016 Addendum Project have already been approved under previous entitlements. They are listed here to illustrate the ultimate total square footage of the Rio Rancho Towne Center, should this Addendum be approved.

As can be seen in Table 1.2-1, the Certified EIR analyzed the environmental impacts associated with a commercial project totaling 419,190 square feet. In 2014, the City of Pomona Planning Commission approved an Addendum to the Certified EIR which effectively redistributed land uses and reduced the intensity of the Certified EIR project site to approximately 286,508 square feet. The currently proposed 2016 Addendum Project would add a 90,800-square-foot hotel to the western portion of the Rio Rancho Towne Center, increasing the overall intensity to 354,115 square feet.¹ This would result in an overall development that is still 65,075 square feet less than the land uses, and associated impacts, analyzed within the Certified EIR. Approval of this Addendum, and subsequent development of the proposed hotel use, would therefore result in a 15 percent reduction in the development intensity that was analyzed within the 2012 Certified EIR.

1.3 ADDENDUM PROJECT

As discussed in greater detail at Section 2.0, *Project Description*, the proposed 2016 Addendum Project considered herein involves the construction of a 5-story, approximately 150-room hotel. The focus and purpose of this Addendum is to determine

¹ It is noted that minor site plan modifications occurred subsequent to the approval of the 2014 Addendum. These changes have already been approved under previous entitlements and are not part of the Project considered within this 2016 Addendum.

if the 2016 Addendum Project described herein would result in new or substantially different environmental impacts than those considered and addressed in the 2012 Certified EIR.

1.4 ADDENDUM OVERVIEW AND PURPOSE

The purpose of this EIR Addendum is to define, describe, compare, and contrast potential environmental impacts of the proposed 2016 Addendum Project in the context of the environmental impacts associated with the 2012 project assessed in the Certified EIR. In so doing, this Addendum substantiates consistency with applicable California Environmental Quality Act (CEQA) Guidelines requirements.

More specifically, Section 15164 of the *CEQA Guidelines* states that an Addendum to an EIR shall be prepared “if some changes or additions [to a Certified EIR] are necessary, but none of the conditions described in Section 15162 calling for preparation of an EIR have occurred.” Section 15162 of the *CEQA Guidelines* identifies the conditions that require preparation of a subsequent EIR (as opposed to an Addendum or other CEQA documentation), as discussed below.

As presented at Section 15162 of the *CEQA Guidelines*, when an EIR has been certified for a project, no subsequent EIR shall be prepared for a project unless the lead agency determines, on the basis of substantial evidence, that one or more of the following conditions are met:

- Substantial changes are proposed in the project that require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects;
 - Substantial changes have occurred with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects;
- or

- 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, shows any of the following:
 - The project will have one or more significant effects not discussed in the previous EIR;
 - Significant effects previously examined will be substantially more severe than identified in the previous EIR;
 - Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives;
 - Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

1.5 DOCUMENT ORGANIZATION

This Addendum is presented in four sections, as follows:

- **Section 1.0, *Introduction***, provides an overview of the Project, its context, and environmental documentation applicable to the proposed development.
- **Section 2.0, *Project Description***, presents the proposed Project in greater detail.
- **Section 3.0, *Environmental Analysis Summary***, summarizes the analysis of potential environmental impacts of the proposed Project. The analysis considers potential effects of the Project for all environmental topics addressed in the Certified Subsequent EIR. *CEQA Guidelines* topical issues incorporated pursuant

recent Guidelines amendments are also addressed. Please refer also to the Environmental Checklist Form presented at Addendum Appendix A.

- **Section 4.0, *Determination***, presents the determination regarding the appropriate environmental document for the Project.
- **Section 5.0, *Mitigation Summary***, contains a table summarizing impacts and mitigation from the Certified EIR. Unless otherwise noted, mitigation previously required under the Certified EIR is also required of the proposed Addendum Project.

1.6 CONCLUSIONS

This Addendum substantiates that implementation and operation of the 2016 Addendum Project land uses described and evaluated herein will not result in any significant new, different, additional, or substantially increased environmental impacts than were previously considered and addressed in the Certified EIR.

The environmental assessment of the proposed 2016 Addendum Project does not require any major revision of the Certified EIR, nor will the Project result in conditions that would require preparation of a Subsequent or Supplemental EIR as described in the *CEQA Guidelines*.

2.0 Project Description

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The Project site is located within the boundaries of the area addressed as part of the Certified EIR. State Route 71 (SR-71) borders the Project site to the southwest; Rancho Valley Drive borders the subject site along the northeast. Please refer also to Figure 2.1-1, *Project Location*. Comparative orientation and configuration of the Rio Rancho Towne Center site boundaries (past and present) is presented at Figure 2.1-2, *Project Site Boundary Comparison*.

2.2 PROJECT SITE DESCRIPTION

The approximately 3.1-acre Project site is currently vacant, disturbed land. All uses that occupied the site at the time of the 2012 Certified EIR have since been demolished.

2.3 EXISTING LAND USES

The commercial/retail uses and their associated site improvements located east of Rancho Valley Drive (approved under the 2012 Certified EIR) are fully constructed and occupied. The commercial uses located west of Rancho Valley Drive (approved under the 2014 Addendum) are substantively complete.¹ Properties located to the north and east of the Project site are currently vacant.

¹ These land uses are fully constructed, and approximately 50 percent occupied.



NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

Figure 2.1-1
Project Location



NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

- Certified EIR Boundary
- 2014 Addendum Boundary
- Current 2015 Project Site

2.4 PROJECT ELEMENTS

2.4.1 Demolition and Site Preparation

As previously stated, all past onsite uses have been demolished. In preparation of building construction, the site will be grubbed, rough-graded, and fine graded. Any construction debris will be recycled or disposed of consistent with City requirements.

2.4.2 Development Concept

The proposed 2016 Addendum Project involves the construction of a 5-story, approximately 150-room hotel. Building orientation within the Project site is illustrated at Figure 2.4-1, *Site Plan Concept*. Figures 2.4-2 and 2.4-3 illustrate conceptual floor plans and architectural elevations, respectively. Development of the Project site would be implemented consistent with Municipal Code Section 373. [Highway Commercial] Architectural Standards, and in a manner similar to and compatible with uses already constructed within the Rio Rancho Towne Center. Figure 2.4-4 provides an expanded view of the Rio Rancho Towne Center, with the addition of the proposed hotel.

2.4.3 Access and Circulation

Primary access to the hotel would be provided via a new driveway on Rancho Valley Drive. The site would also be accessible from the easterly adjacent development approved as part of the 2014 Addendum.

It is recognized that temporary and short-term traffic detours and traffic disruption will result during Project construction activities, including implementation of access and circulation improvements. Accordingly, the Project Applicant will be responsible for the preparation and submittal of a construction area Traffic Management Plan (Plan) in conformance with requirements of the City Engineer. The required Plan will identify traffic control(s) for any street closure, detour, or other temporary disruption to normal traffic circulation patterns anticipated as a result of construction activities. The Plan would also identify construction vehicle access routes, hours of construction traffic, traffic controls and detours. The Plan, as approved by the City Engineer, would be provided to all contractors as one component of building plan/contract document packages.

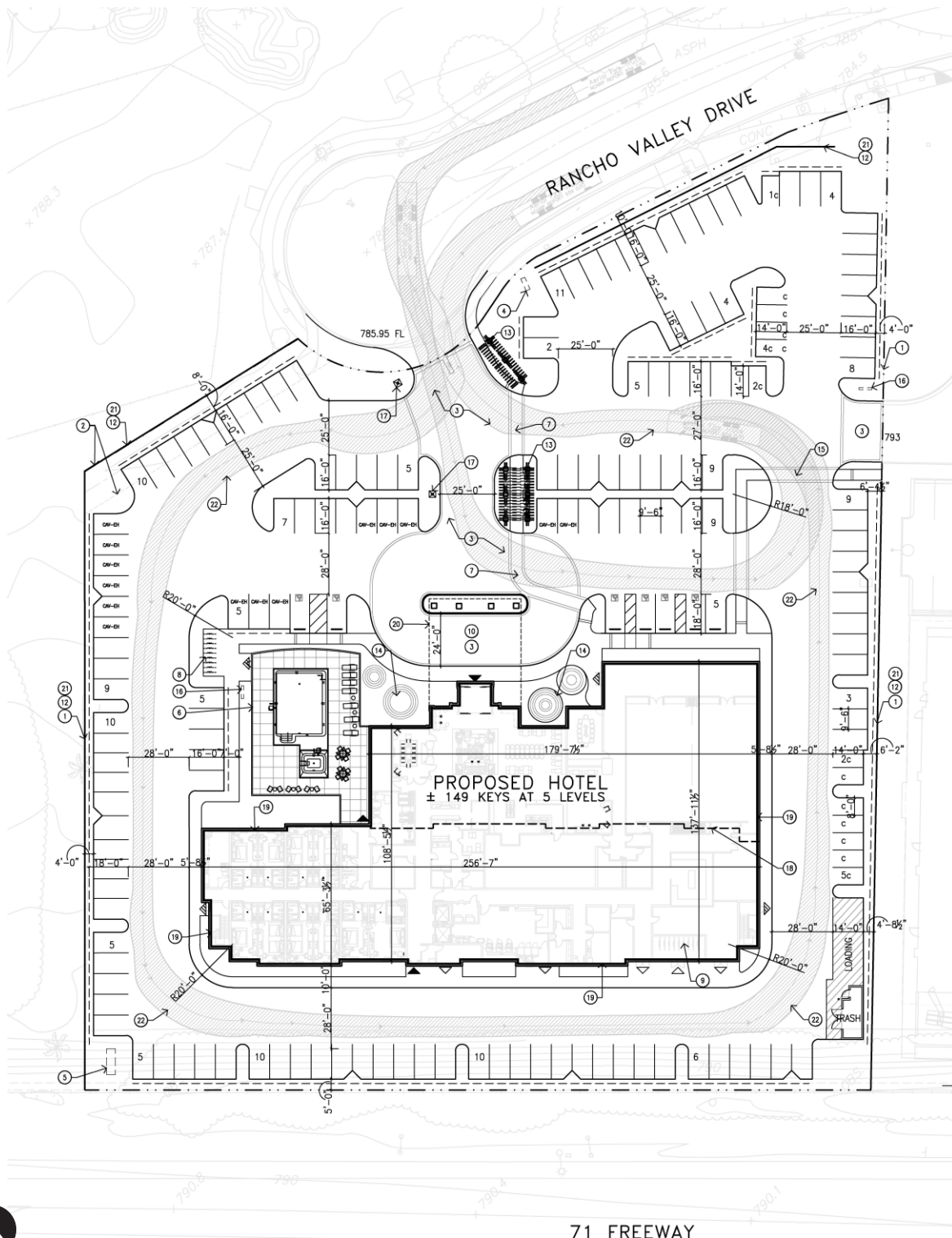
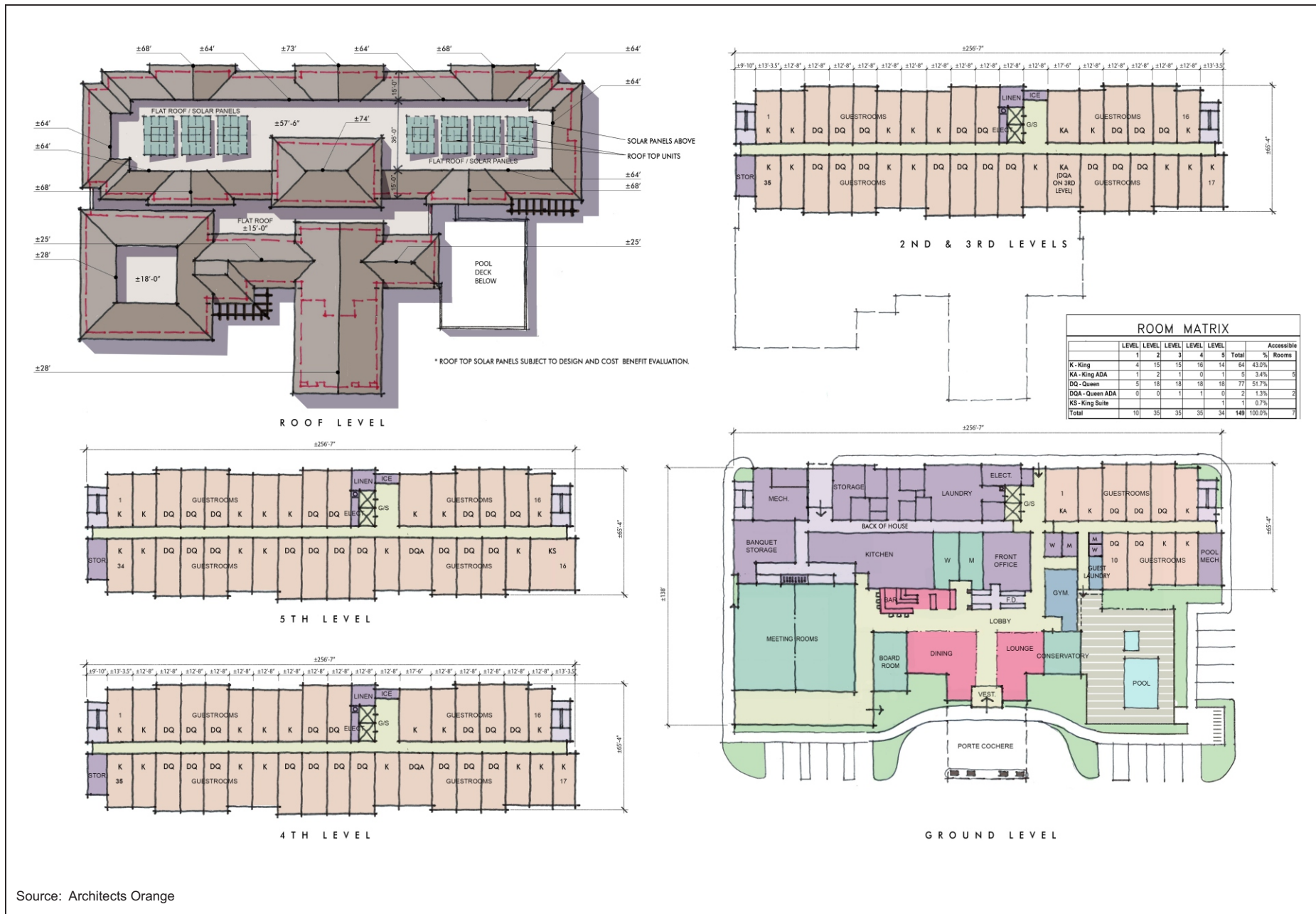


Figure 2.4-1
Site Plan Concept



Source: Architects Orange

Figure 2.4-2
Conceptual Floor Plans



Source: Architects Orange



NOT TO SCALE

Source: Nadel Studio One, Inc.; Applied Planning, Inc.

Figure 2.4-4
Project Site Within the Overall Rio Rancho Towne Center

2.4.4 Other Site Improvements and Amenities

Supporting site improvements to be implemented by the Project include, but are not limited to: on-site stormwater management system(s); employee and patron parking areas; landscaping/hardscape improvements including walls and fencing; decorative and security lighting; and directional and informational signage. All supporting improvements would be designed and implemented consistent with applicable standards identified at Municipal Code Section .373. [Highway Commercial] Property Development Standards. Supporting site improvements implemented under the Project would be similar to, and compatible with those site improvements already constructed within the Rio Rancho Towne Center.

2.4.4.1 Stormwater Management

The Project would provide on-site stormwater management system(s) consistent with City, County, and Los Angeles Regional Water Quality Control Board (LARWQCB) requirements. In compliance with these requirements, storm water discharges from the Project area would not adversely affect upstream or downstream properties; nor adversely affect water quality.

Surface runoff from roof and parking areas would be directed to the low points within the Project site, where inlets would be placed. The inlets would connect to on-site underground storm drain system(s) that would connect to existing County storm drains serving the area. Based on the capacity of existing storm drains, no substantive retention of on-site storm waters is required.

Avoidance or minimization of potential storm water discharge water quality impacts would be accomplished pursuant to the Standard Urban Stormwater Mitigation Plan (SUSMP) required of the Project. The SUSMP as approved by the City would be required to incorporate structural and operational Best Management Practices (BMPs) addressing potential water quality impacts of the Project. SUSMP elements and requirements are outlined in the City's *Standard Urban Stormwater Mitigation Plan (SUSMP) Guidelines*. The Guidelines can also be accessed at: http://www.ci.pomona.ca.us/mm/pubwrks/pdf/SUSMP_SiteSpecPlanGuide.pdf.

The Project would also incorporate additional water quality treatment facilities or features as may be required by the City, County, or LARWQCB. Final design and alignment of Project storm water management systems and facilities would be completed during the site and building engineering design phase of the Project.

2.4.4.2 Parking

Unless otherwise specified by the City, all parking areas, to include parking stalls, drive aisles, parking lot landscaping, hardscaping, and covered parking will be designed and constructed pursuant to City requirements as outlined at City of Pomona Zoning Ordinance. Preliminary plans include a total of 170 parking stalls onsite.

2.4.4.3 Landscape/Hardscape Concept

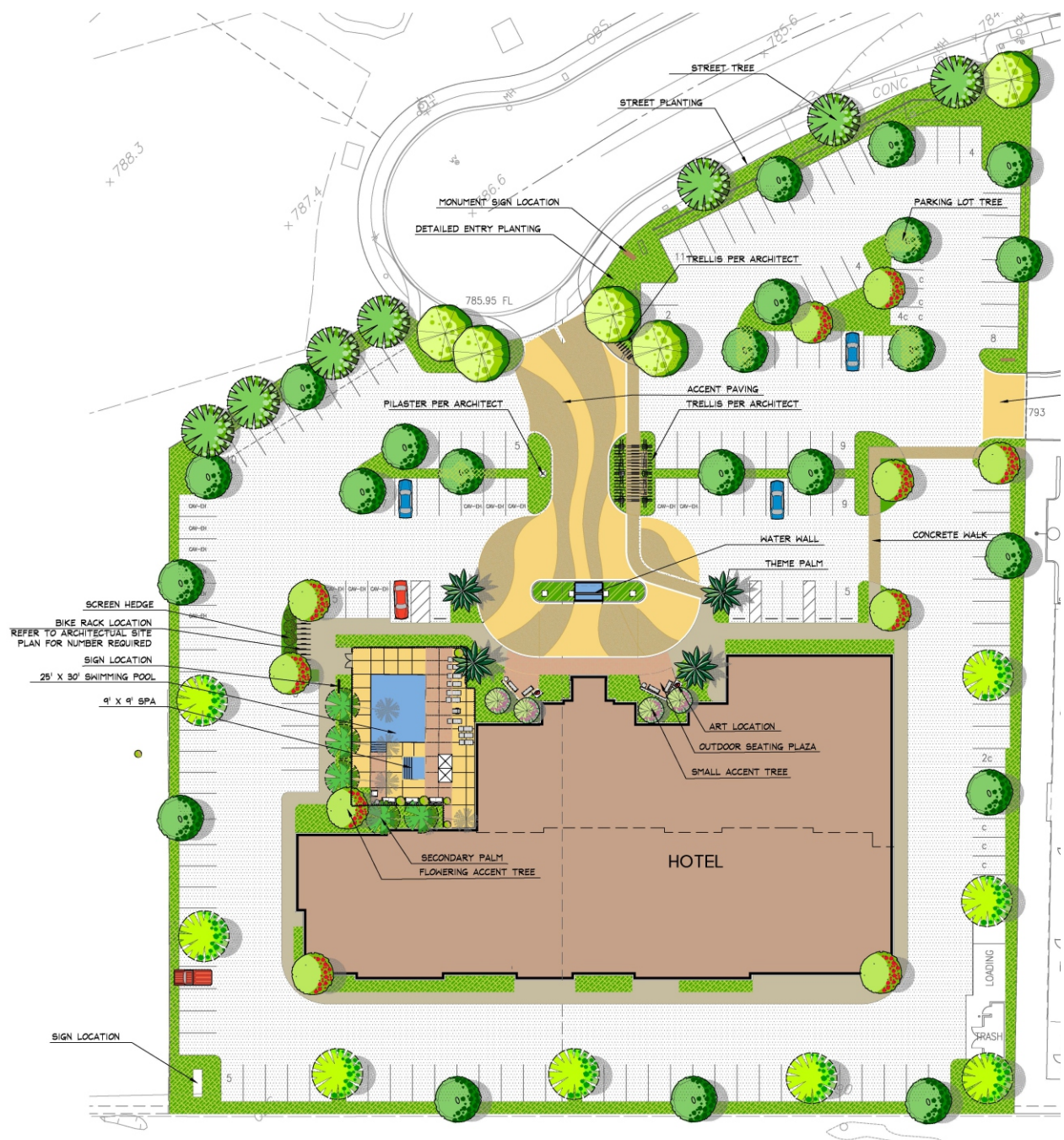
In general, landscaping and streetscape elements within the Project site would be similar to, and compatible with, existing landscape and streetscape elements within the Rio Rancho Towne Center. The conceptual landscape plan is presented at Figure 2.4-5.

2.4.4.4 Lighting

Lighting facilities proposed within the Project site would be similar to and compatible with those existing within the Rio Rancho Towne Center, and would be designed and implemented in a manner that precludes potential adverse effects of light overspill. Detailed decorative and security lighting plans would be submitted for required City review and approval prior to, or concurrent with, application for building permits.

2.4.4.5 Signs

All signs would be implemented pursuant to a City-approved Sign Program. The Project Sign Program would be submitted for required City review and approval prior to, or concurrent with, application for any new building permits within the Project area. Any proposed off-site signs will be independently considered and reviewed through the City's Conditional Use Permit (CUP) processes.



NOT TO SCALE

Source: Architects Orange

Figure 2.4-5
Conceptual Landscape Plan

2.4.4.6 Energy Efficient Design Features

Energy-conserving design features that have been incorporated into the Project, to be implemented as part of Project construction and operation, are summarized below.

Site/Building Design:

- Use low-volatile organic compound (VOC) materials for all flooring adhesives, sealants, paints and coatings, ceilings, and wall systems.
- Plant shade trees within the Project area pursuant to the Project Landscape Concept as approved by the City.

Energy Efficiency and Optimization:

- Use high-efficiency heating and air conditioning equipment.
- Use a highly reflective white roof membrane to reduce cooling load.
- Use two-lamp, T8 fluorescent lamps and electronic ballasts, and motion-sensor lighting.
- Use re-evaluated temperature settings, lighting levels, and equipment run times to identify efficiency opportunities.

Waste Reduction:

- Manage and recycle construction waste to divert 75 percent of all construction refuse.
- Utilize regional materials in construction to the extent possible.

Water:

- Regularly assess and maintain stormwater treatment systems.
- Use low-flow fixtures, reducing water use by 30 percent.
- Use customized irrigation settings to avoid over-watering of landscape.
- Comply with the local water-efficient landscape requirements.

2.4.5 Infrastructure, Utilities, and Public Services

All public services, infrastructure systems, and utilities are currently available to the Project site and systems serving the West Project Area are substantively complete. Remaining necessary utilities improvements serving the Project, to include connections to existing services, and/or necessary realignment or modification of existing service lines, would be accomplished consistent with City and purveyor requirements. No major new infrastructure or utilities improvements are proposed by the Project, nor are any required. Public services and utilities/infrastructure available to the Project are summarized in the following paragraphs.

2.4.5.1 Public Services

The following public services are available to the Project:

- Fire Protection Services (Los Angeles County Fire Department);
- Police Protection Services (City of Pomona Police Department); and
- Schools (Pomona Unified School District).

2.4.5.2 Utilities/Infrastructure

The following utilities/infrastructure systems and services are available to the Project:

- Water/Sewer (City of Pomona Water & Wastewater Operations Division);
- Storm Drain/Storm Water Management (City of Pomona Public Works Department);
- Electricity (Southern California Edison);
- Natural Gas (The Gas Company);
- Telephone/Communications (Verizon, or other contract services); and
- Cable Television (Media One, or other contract services).

2.5 PROJECT OBJECTIVES

The primary goal of the Project is the development of the subject site with a productive land use. Complementary objectives of the Project include the following:

- To provide lodging that meets the current unmet demand in the area.
- To provide lodging that serves the local market area and beyond.
- To attract new visitors to the City of Pomona.
- To transition the Project site from its current unimproved/vacant state to a viable, tax-producing use, with resulting new fiscal benefits to the City of Pomona. Benefits will include new transient tax revenues and increased property tax revenues.
- To provide a viable use that creates new jobs for City residents.

2.6 DISCRETIONARY APPROVALS AND PERMITS

The City is requested to consider several discretionary actions for approval of the Project, including the following.

- CEQA Compliance. The City must adopt this Addendum to the Rio Rancho Towne Center EIR.
- A Conditional Use Permit would be required for any off-site signage.
- Various City of Pomona construction, grading, and encroachment permits are required to allow implementation of the Project facilities.

2.6.1 Other Permits and Approvals

CEQA Guidelines Section 15124 also provides that requirements or potential requirements for “Other Permits and Approvals” should, to the extent known, be identified. Based on the current Project design concept, other permits necessary to realize the proposal will likely include, but are not limited to, the following.

- Stormwater management and associated permitting will be required consistent with the provisions of City of Pomona Municipal Code Article X. “Stormwater Management.”

- Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain of the Project operations and its associated equipment.
- Permitting by/through the County of Los Angeles Department of Public Works for connection to County storm drains.

3.0 Environmental Analysis Summary

SECTION 3.0

ENVIRONMENTAL ANALYSIS SUMMARY

3.1 INTRODUCTION

The following discussions summarize potential environmental impacts of development proposed under the 2016 Addendum Project within the context of the environmental analysis presented in the 2012 Certified EIR.

Included in this Section is a summary comparison of development and entitlements proposed by the 2016 Addendum Project in relation to development previously approved under the Certified EIR. The analysis summary that follows supports the determination that the approval and implementation of the proposed 2016 Addendum Project would not result in any significant, new, different, or substantially increased impacts not already considered and addressed in the Certified EIR; and that substantive environmental analysis beyond that presented here is not required.

3.2 APPROVED 2012 PROJECT, PROPOSED 2016 ADDENDUM PROJECT

Development described and evaluated under the Certified EIR comprised approximately 419,190 square feet of commercial/retail uses, including two Major Anchor Retail tenants (anticipated to be “Target” and “Home Depot”), other smaller Major retailers, various sit-down and fast-food restaurants, in-line shops, and other commercial shopping center uses. For descriptive purposes, the development evaluated in the Certified EIR was apportioned under East and West Project Areas. These descriptors are carried forward in this Addendum. Development of the East Project Area approved under the 2012 project is complete, comprising approximately

199,254 square feet of the total 419,190 square feet of commercial/retail uses evaluated under the Certified EIR.

This Addendum to the Certified EIR evaluates potential impacts resulting from construction and operation of the proposed 2016 Addendum Project, which would implement a 90,800-square-foot hotel use within the West Project Area. The 2016 Addendum Project, together with all existing and entitled uses, would total 354,115 square feet. This represents a 15 percent reduction in total building intensity within the Rio Rancho Towne Center. Please refer also to Table 1.2-1, presented within Section 1.0 of this Addendum.

The focus and purpose of this Addendum is to determine if the 2016 Addendum Project described herein would result in new or substantially different environmental impacts than those considered and addressed in the Certified EIR. To this end, the Addendum defines, describes, compares, and contrasts potential environmental impacts of the 2016 Addendum Project in the context of the environmental impacts assessed in the Certified EIR.

3.3 PREVIOUS ENVIRONMENTAL DOCUMENTATION, DOCUMENTS INCORPORATED BY REFERENCE

Section 15150 of the State *CEQA Guidelines* permits and encourages environmental documents to incorporate by reference other documents that provide relevant data. The documents outlined in this Section are hereby incorporated by reference, and the pertinent material is summarized throughout this Addendum. All documents incorporated by reference are available through the City of Pomona Planning Department, 505 South Garey Avenue, Pomona, California 91766.

- **2012 Rio Rancho Towne Center Draft and Final Environmental Impact Reports (SCH No. 2012051007) (Certified EIR).** The Certified EIR comprehensively addressed the potential environmental impacts resulting from the development of the proposed 2012 Rio Rancho Towne Center project, to include up to 419,190 square feet of new commercial/retail development and associated supporting

improvements. The Certified EIR, inclusive of all supporting technical studies, is incorporated in this Addendum by reference. Unless otherwise noted herein, mitigation measures incorporated in the Certified EIR shall also be applied to the proposed 2016 Addendum Project.

- **City of Pomona General Plan and General Plan EIR.** The Pomona Comprehensive General Plan (General Plan) provides the blueprint for future physical development of the City of Pomona. To this end, the General Plan establishes City land use and development policies, and identifies planned land uses and supporting infrastructure systems. The City of Pomona Comprehensive General Plan establishes a Plan for Land Use and six (6) supporting functional Elements: Environmental Resources, Community Design, Residential, Economic Development, Circulation/Transportation, and Human Resources. Land uses and development under the approved 2012 project and the proposed 2016 Addendum Project are allowed under the site's current "General Commercial" General Plan Land Use designation.
- **City of Pomona Zoning Ordinance.**
The City of Pomona Zoning Ordinance (Zoning Ordinance) codifies and complements the City General Plan. The Zoning Ordinance, in effect, provides the mechanism to implement and enforce the goals, objectives, policies and programs articulated in the General Plan. Land uses and development under the approved 2012 project and the proposed 2016 Addendum Project are allowed under the site's current C-4 (Highway Commercial) Zoning designation. Many of the potential environmental concerns considered in the Certified EIR and within this Addendum are adequately addressed through application of existing guidelines and regulations contained in the Zoning Ordinance.

3.4 CERTIFIED EIR AND ADDENDUM ENVIRONMENTAL CONCLUSIONS

3.4.1 Overview

Mitigation measures were proposed for all potentially significant impacts that would result from the development of the 2012 Rio Rancho Towne Center project as evaluated in the Certified EIR. However, even after the application of all feasible mitigation measures, development considered in the Certified EIR was found to potentially contribute to cumulatively significant extra-jurisdictional traffic impacts affecting State Route 71 (SR-71) and State Route 60 (SR-60) facilities, and would result in individually and cumulatively significant regional air quality impacts.

Consistent with *CEQA Guidelines* Section 15093 requirements, as part of the approval process, the Certified EIR included the adoption of a statement of Facts, Findings, and Overriding Considerations which acknowledged the cumulatively significant traffic impacts, and individually and cumulatively significant regional air quality impacts identified in the Certified EIR.

This same statement of Facts, Findings, and Overriding Considerations would address significant impacts that could potentially result from the development of the proposed 2016 Addendum Project. That is, the analysis presented within this Addendum demonstrates that the adoption of the proposed 2016 Addendum Project would not result in new significant or substantively increased or different impacts than would otherwise result from development considered and evaluated in the Certified EIR. Implementation of the 2016 Addendum Project would also support realization of benefits as detailed in the Certified EIR statement of Facts, Findings, and Overriding Considerations.

3.4.2 Basis for Addendum

For each environmental topic presented in the Certified EIR, the following summary analyses (and the expanded discussions presented at Appendix A to this Addendum) substantiate that:

- No substantial changes are proposed which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- No substantial changes in circumstances have occurred which will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, shows any of the following:
 - The adoption of the 2016 Addendum Project would result in any significant effects not discussed in the Certified EIR (it would not);
 - Significant effects previously examined would be substantially more severe than shown in the Certified EIR (they would not);
 - 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 (no previous mitigation or alternatives are declined); and
 - Mitigation measures or alternatives which are considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative (no new mitigation is declined).

As provided for under *CEQA Guidelines* 15162, this Addendum has therefore been prepared, satisfying CEQA environmental analysis and documentation requirements for the adoption of the proposed 2016 Addendum Project.

3.4.3 Environmental Issues-Comparative Summaries

The following discussions summarize comparative impacts of the approved 2012 project and the proposed 2016 Addendum Project. Sequencing of topical issues here parallels their presentation within the Certified EIR. Potentially significant Biological Resources and Cultural Resources impacts considered and addressed in the Certified EIR Initial Study are also discussed.

3.4.3.1 Land Use and Planning

An analysis of potential land use impacts is provided at Certified EIR Section 4.1, *Land Use and Planning*. In summary, the analysis characterized the subject site's then-existing condition as being partially occupied by vacant, former automotive sales and service facilities, with the remainder of the site comprised of vacant and undeveloped property. The nearest existing residential areas in relationship to the 2012 project area are located to the north and east, across Lexington Avenue and South Park Avenue, respectively. No potentially significant land use impacts were identified as part of the Certified EIR.

Development of the proposed 2016 Addendum Project would, as with the 2012 project, result in the transition of currently an underutilized property to new land uses. Similar to the development considered under the Certified EIR, land uses and development proposed under the 2016 Addendum Project are consistent with the site's current General Plan Land Use designation (General Commercial) and Zoning designation (C-4, or Highway Commercial).

The 2016 Addendum Project would be implemented within vacant/undeveloped properties and in conformance with applicable General Plan and Zoning guidance and requirements. As such, like the 2012 project, the 2016 Addendum Project is considered to have a less-than-significant potential to physically divide an established community.

The potential for the 2012 project to indirectly result in physical urban decay impacts was also evaluated in the Certified EIR discussion of land use and planning considerations. To this end, the Certified EIR Urban Decay Study (*Urban Decay Study for Rio Rancho Towne Center Project* [The Natelson Dale Group] June 27, 2012) demonstrated that the 2012 project would not cause or result in economic impacts that translate to potentially significant urban decay impacts.

Because the addition of the 2016 Addendum Project would not exceed the development intensity assumed within the Certified EIR, potential economic and market effects would be similar, if not reduced. As with the 2012 project, economic effects of the 2016 Addendum Project would not result in, nor cause any adverse physical urban decay impacts. In this sense, potential land use impacts of the 2016 Addendum Project would be incrementally reduced when compared to the 2012 project.

Conclusion: The 2016 Addendum Project would not result in or cause additional, or substantially different, significant land use impacts than those assessed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

3.4.3.2 Traffic and Circulation

Certified EIR Section 4.2, *Traffic and Circulation*, indicates that even with the implementation of mitigation, certain traffic and circulation impacts of the 2012 project would remain cumulatively significant. More specifically, the Certified EIR determined that the 2012 project would contribute to cumulatively significant extra-jurisdictional traffic impacts affecting facilities under the control of Caltrans. Neither the Lead Agency nor the Applicant can autonomously construct improvements within areas or at locations under Caltrans jurisdiction. Thus, while physical improvements may be capable of mitigating potentially significant impacts to Caltrans facilities, these improvements cannot be feasibly implemented by, or assured by, the Applicant or the Lead Agency. Nor can their timely completion by Caltrans be assured. The 2012 project traffic contributions to impacts at the Caltrans jurisdictional facilities listed below were therefore recognized as cumulatively considerable.

Cumulatively Significant Freeway At-Grade Intersection LOS Deficiencies

- SR-71/Phillips Drive (Existing, Opening Year)

Cumulatively Significant Freeway Ramp Queuing Deficiencies

- SR-71 at North Ranch Road-southbound through (Existing, Opening Year)
- SR-71 at Old Pomona Road-northbound left and northbound through (Opening Year)
- SR-71 SB Ramps at Rio Rancho Road-westbound left (Opening Year)
- SR-71 NB Ramps at Rio Rancho Road-northbound right and westbound through (Existing, Opening Year and Horizon Year)

Cumulatively Significant Freeway Segment Deficiencies

- SR-60 westbound and SR-60 eastbound, west of Phillips Ranch Road (Horizon Year)
- SR-71 southbound, from north of Mission Boulevard to south of Rio Rancho Road (Horizon Year)
- SR-71 northbound, from north of Mission Boulevard to Rio Rancho Road (Horizon Year)

Cumulatively Significant Freeway Merge/Diverge Junction Deficiencies (All deficiencies would occur under Horizon Year conditions only)

SR-60 WB:

- Slip On-Ramp at Phillips Ranch Road
- Loop On-Ramp at Phillips Ranch Road - Downstream
- Loop On-Ramp at Phillips Ranch Road - Upstream

SR-60 EB:

- Off-Ramp at Phillips Ranch Road
- Loop On-Ramp at Phillips Ranch Road - Upstream
- Loop On-Ramp at Phillips Ranch Road - Downstream
- Slip Off-Ramp at Phillips Ranch Road

SR-71 SB:

- Off-Ramp at Mission Boulevard
- On-Ramp at Mission Boulevard
- Off-Ramp at Rio Rancho Road
- Off-Ramp to SR-60 Eastbound
- On-Ramp at Rio Rancho Road

SR-71 NB:

- *On-Ramp at Mission Boulevard*
- *Off-Ramp at Mission Boulevard*
- *On-Ramp from SR-60 Westbound*
- *Off-Ramp at Rio Rancho Road*

In approving the 2012 Rio Rancho Towne Center project, the City adopted a Statement of Overriding Considerations pursuant to *CEQA Guidelines* § 15091, et seq., recognizing these significant traffic and circulation impacts.

The Certified EIR's discussion of traffic and circulation was based on the *Rio Rancho Towne Center Traffic Impact Analysis* (Urban Crossroads, Inc.) July 2012 (Certified EIR TIA). A trip comparison analysis was prepared to evaluate whether the proposed 2016 Addendum Project would result in additional significant impacts that were not anticipated as part of the Certified EIR Traffic Study.

The results of the trip comparison analysis, as detailed within Section 17 of Appendix A to this Addendum, illustrate that full occupancy of all existing, entitled, and proposed land uses would result in a total of 15,918 daily trips. The Certified EIR projected and analyzed the impacts associated with a project that generated 15,577 total daily trips. The difference is 341 total trips, which represents a two percent increase in overall traffic. From a traffic engineering standpoint, this level of increase is considered negligible and a statistically equivalent amount of traffic. This negligible increase would not result in the need to reevaluate any of the analysis prepared for the Certified EIR including the intersections studied in the opening and horizon year analysis. The recommendations and conclusions of the Certified EIR would not be affected by this minor increase.

Other CEQA transportation/traffic considerations (potential to result in inadequate emergency access; potential to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities; and potential to result in a change in air traffic

patterns, resulting in substantial safety risks) were determined to be less-than-significant for the 2012 project evaluated in the Certified EIR. That is, all circulation system improvements would comply with City engineering requirements, and no transportation/traffic design hazards are proposed or are anticipated. Similarly, emergency access will be provided and maintained consistent with City and Fire Department requirements, and was demonstrated to be adequate.

The 2016 Addendum Project design concepts provide appropriate pedestrian walkways, and the Project would accommodate bike racks/secured bicycle storage consistent with City requirements and related air quality mitigation measures. Bus routes/transit facilities serving the Project site and surrounding areas would be implemented by transit service providers consistent with ridership demands. The Project does not propose elements or operations that would conflict with alternative transportation modes.

Conclusion: The 2016 Addendum Project would not result in new, additional, or different traffic/transportation impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

3.4.3.3 Air Quality

Overview

The Certified EIR at Section 4.3, *Air Quality*, addresses regional and local air quality issues including construction-source and operational-source air pollutant emissions resulting from the development of the 2012 project. The analysis determined that even after the application of mitigation, development of the Rio Rancho Towne Center as described in the Certified EIR would result in result in operational emissions of volatile organic compounds (VOC), oxides of nitrogen (NO_x), carbon monoxide (CO), and inhalable particulate matter (PM₁₀) exceeding applicable South Coast Air Quality Management District (SCAQMD) regional thresholds. These are significant individual and cumulative air quality impacts. The 2012 project would also result in an operational

increase of the ozone precursors VOC and NO_x, in a region that is in non-attainment for ozone. This is a significant cumulative air quality impact.

In approving the Certified EIR, the City adopted a Statement of Overriding Considerations (SOC) pursuant to *CEQA Guidelines* § 15091, et seq., recognizing these significant air quality impacts.

Construction-Source Emissions

Regional and localized construction-source emissions impacts of the 2012 project as evaluated in the Certified EIR were determined to be less-than-significant as mitigated. Total development of the Rio Rancho Towne Center, inclusive of the proposed 2016 Addendum Project, would comprise 354,115 square feet of commercial/retail uses or an approximate 15 percent reduction in the total square footage of commercial uses (419,190) approved under the 2012 project. The approximately 90,800-square-foot hotel use proposed under the 2016 Addendum Project, in combination with all other currently entitled uses, represents a reduction in the total scope of construction when compared to the 2012 project.

The preceding discussions would indicate that on a gross basis, total construction-source emissions under the 2016 Addendum Project would be reduced when compared to the 2012 project development scenario evaluated in the Certified EIR; and that all other variables being equal, total construction time and duration of construction-source emissions generation would be similarly reduced. Moreover, contemporary construction techniques and current construction equipment emissions controls required of the 2016 Project would result in comparative reductions in construction-source emission levels when compared to emissions estimates considered in the Certified EIR. Based on the reduction in scope and current emission control regulations, it is reasonable to conclude construction-source emissions levels under the 2016 Project would not exceed those considered under the Certified EIR. The Localized Significance Threshold (LST) analysis included in the Certified EIR concluded that with application of mitigation, localized construction-source emissions impacts would be less-than-

significant. Construction-source emissions mitigation measures required of the 2012 project would also be required of the 2016 Project.

Operational-Source Emissions

An approximation of the relative operational emissions air quality impacts of 2012 project as developed under the Certified EIR scenario, vis-à-vis operational emissions air quality impacts of the 2016 Addendum Project can be determined by comparing the total scope of development and traffic generation under each scenario. That is, for comparable land uses, the scope and intensity of development generally determines the type, quantity, and intensity of air pollutant emissions generated by facility (building) operations (area source emissions) and related energy consumption (energy source emissions). Related, for comparable land uses, the scope of development in large part determines the amount of traffic generated, and associated type, quantity and intensity of air pollutant emissions generated by development traffic (mobile source emissions).

The 2016 Addendum Project (along with all other currently constructed and entitled uses within the Rio Rancho Towne Center) represents a 15 percent reduction in overall development intensity, when compared to the 2012 Certified EIR project. On this basis, it can reasonably be concluded that comparable area/energy source emissions would also be realized.

From a mobile source emissions standpoint, a trip comparison analysis was prepared to evaluate whether the proposed 2016 Addendum Project would result in additional significant traffic impacts that were not anticipated as part of the Certified EIR Traffic Study. As discussed in detail within Appendix A, Checklist Item 17, the 2016 Addendum Project (along with all other currently constructed and entitled uses within the Rio Rancho Towne Center) would represent a two percent increase in overall traffic generation. The emissions associated with this negligible level of increase are considered statistically equivalent and would not change the recommendations and conclusions of the Certified EIR.

Other Air Quality Considerations

Potential CO “Hot Spots”

Elevated CO concentrations (CO “Hot Spots”) may result from traffic congestion, typically at overloaded intersections. As discussed in the Certified EIR, no exceedances of applicable CO concentration standards were anticipated to occur as a result of the 2012 project. Accordingly, the Certified EIR determined that the potential for the 2012 project to result in or cause CO “Hot Spots” was less-than-significant. Based on the negligible increase in traffic associated with the 2016 Addendum Project, CO emissions would not be substantially different than those analyzed within the Certified EIR.

Health Risks/Potential Impacts to Sensitive Receptors

The potential impact of development-generated air pollutant emissions at sensitive receptors was also considered in the Certified EIR. Sensitive receptors can include uses such as health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities are also considered sensitive receptors. The Health Risk Analysis (HRA) prepared as part of the Certified EIR’s analysis identified no instances of potentially significant operational-source localized air quality impacts that could affect sensitive receptors.

Based on the reduced development intensity that would be realized under the 2016 Addendum Project, operational-source air quality impacts would be comparatively diminished relative to air pollutant emissions levels generated under the 2012 project. No additional impacts beyond those disclosed in the Certified EIR would occur. Moreover, based on diminished operations and aggregate reductions in emissions under the 2016 Addendum Project, potential health risks or effects at sensitive receptors would be reduced when compared to the 2012 project.

Odors

The Certified EIR determined that potential odor impacts associated with the 2012 project were less-than-significant. As with the 2012 project, no substantive odor-

generating land uses or activities are proposed under the 2016 Addendum Project. In this regard, land uses and activities generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The 2016 Addendum Project does not propose any of the above-noted land uses typically associated with emitting objectionable odors. As with the 2012 project, potential odor sources associated with the 2016 Addendum Project may include construction equipment exhaust and the application of asphalt and architectural coatings during construction activities; and the temporary storage of typical solid waste (refuse) associated with development operations. Any construction-source odor emissions generated by the 2016 Addendum Project would be temporary, short-term, and intermittent in nature and would cease upon completion of construction activities. Any refuse generated by operational activities would be stored in covered containers and removed at regular intervals in compliance with the City of Pomona's solid waste regulations. Any development within the subject site would also be required to comply with SCAQMD Rule 402¹ to prevent occurrences of air quality nuisances such as intrusive odors.

As with the 2012 project, odors associated with the construction and operations of the 2016 Addendum Project would be less-than-significant and no mitigation is required. The 2016 Addendum Project would therefore not result in any new potentially

¹ Rule 402 states in pertinent part: "A person shall not discharge from any source such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property."

significant odor impacts not otherwise resulting from development of the site pursuant to the Certified EIR.

Greenhouse Gases

Potential greenhouse gas (GHG) emissions impacts were addressed at Certified EIR Section 4.3, *Air Quality*. The Certified EIR found that the 2012 project's energy efficiency and sustainable design features, in combination with compliance with applicable GHG emissions reductions mandates imposed by the State of California would result in less-than-significant impacts related to greenhouse gas emissions.

The Certified EIR found that the GHG emissions produced by the 2012 project would be approximately 32 percent less than the "Business as Usual" scenario. This reduction is consistent with the AB 32 target reduction percentage of 28.5 percent.

When compared to the 2012 project, the 2016 Addendum Project (in combination with all other existing and entitled land uses within the Rio Rancho Towne Center) would result in an approximately 15 percent reduction in total development intensity. This reduction would generate fewer operational source GHG emissions (CO₂e) when compared to the already less-than-significant GHG emissions that would otherwise have resulted from development of the 2012 project considered in the Certified EIR. Additionally, the negligible increase in traffic (two percent) expected to be generated would not result in a substantial increase in mobile sources GHG emissions.

Conclusion: Based on the preceding discussions of construction and operational emissions, CO hot spots, health risks to sensitive receptors, odors, and GHG emissions, no changed or new information has been identified to indicate that any potential air quality impacts resulting from development of the 2016 Addendum Project would be substantively greater than or different from those that would result from development under the 2012 project evaluated in the Certified EIR. The development proposed under the 2016 Addendum Project would not alter or otherwise affect the determination made in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

3.4.3.4 Noise

Overview

The Certified EIR at Section 4.4, *Noise*, addressed potential noise impacts in terms of the development of the 2012 project and its effect on existing and future noise environments. The Certified EIR also addressed the potential for noise from the construction and operation of proposed development to impact noise-sensitive receptors. With implementation of mitigation, the Certified EIR concluded that no significant adverse impacts relating to noise would occur. Comparative noise impacts of the approved 2012 project and the proposed 2016 Addendum Project are summarized below.

Construction-Source Noise

Total development proposed under the 2016 Project (in combination with all other existing and entitled uses within the Rio Rancho Towne Center) comprises approximately 354,115 square feet of commercial/retail uses, or approximately 84 percent of the total 419,190 square feet of commercial uses approved under the 2012 project. This represents a definitive reduction in the scope of construction when compared to the 2012 project.

The Certified EIR found that construction-source noise impacts would have the potential to exceed City noise thresholds on a temporary basis even with the implementation of mitigation. As discussed in Addendum Section 5.0, *Mitigation Summary*, Certified EIR Mitigation Measures 4.4.1 through 4.4.3 require the use of effective mufflers on construction equipment; and the positioning of equipment, stockpiling of construction materials and routing of construction vehicles in a manner that provides the maximum distance from sensitive residences and schools in the Project vicinity. In approving the Certified EIR, the City adopted a Statement of Overriding Considerations pursuant to *CEQA Guidelines* §15091, et seq., recognizing these significant, albeit temporary construction-source noise impacts.

Construction of the 2016 Addendum Project would employ similar equipment, operating under City Noise Ordinance constraints and limitations, also applicable to the 2012 project. The peak operational noise characteristics of 2016 Addendum Project construction equipment types would also be similar to those considered in the Certified EIR. On this basis, temporary construction-source noise impacts resulting from the 2016 Addendum Project are anticipated to be comparable to those considered and addressed in the Certified EIR, and may exceed City noise thresholds on a temporary, intermittent basis. However, no new or additional sensitive receptors would be affected by the 2016 Addendum Project's construction activities, and noise levels received at off-site land uses would likely be less than noise levels considered in the Certified EIR, due to the reduced scale of the entitled/proposed uses and increased distance from sensitive receptors. The proposed 2016 Addendum Project would therefore not result in new, additional, or substantially different construction-source noise impacts than were considered and addressed in the Certified EIR.

Mobile-Source Noise

The Certified EIR considered and addressed potential noise impacts resulting from mobile-sources (project traffic). These impacts were determined to be less-than-significant. Under the proposed 2016 Addendum Project, total daily traffic volumes generated by the Rio Rancho Towne Center would increase by approximately two percent. This negligible increase is considered statistically equivalent to the amount of traffic evaluated within the Certified EIR. The proposed 2016 Addendum Project would therefore not result in new, additional, or substantially different mobile-source noise impacts than were considered and addressed in the Certified EIR.

Area-Source Noise

The Certified EIR considered and addressed potential noise impacts resulting from area-sources (on-site operations). These impacts were determined to be less-than-significant with mitigation, which required the construction of a noise-attenuating masonry wall at the shared property line between the 2012 project site and Martin Luther King Jr. Memorial Park and Lexington Elementary School. This wall was completed in 2013. Area-source noise generators associated with the commercial use

proposed under the 2016 Addendum Project would be comparable to those addressed in the Certified EIR. Because the 2016 Addendum Project development concept proposes development in a portion of the site that is further removed from noise-sensitive residential and school uses when compared to the 2012 project, the resulting noise levels received at sensitive receptor land uses would be reduced.

Based on the preceding, the proposed 2016 Addendum Project would not result in new, additional, or substantially different operational noise impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Other CEQA Noise Considerations

Other CEQA noise considerations (potential exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; potential exposure of people residing or working in the project area to excessive noise levels from airports/airstrips or airport operations) were determined to be less-than-significant for the Certified EIR project. The 2016 Addendum Project proposes development of similar character and at a reduced overall intensity. Accordingly, the other noise considerations noted above would similarly remain less-than-significant under the 2016 Addendum Project.

Conclusion: Based on the preceding discussions of construction, mobile, and area source noise, the scope and character of potential noise impacts resulting from the 2016 Addendum Project are within the parameters considered in the Certified EIR. As such, no new, additional, or different noise impacts than were considered and addressed in the Certified EIR are anticipated. No changes or additions to the Certified EIR analysis are necessary.

3.4.3.5 Hazards/Hazardous Materials

Overview

Potential hazards and hazardous materials impacts are addressed at Certified EIR Section 4.5, *Hazards/Hazardous Materials*. The Certified EIR considered existing site conditions that could result in the release of or exposure to hazards/hazardous materials within the 2012 project site and determined that hazards/hazardous materials impacts were less-than-significant as mitigated.

Two separate Environmental Site Assessments covered separate portions of the Project site. These studies are entitled *Phase I Environmental Site Assessment, Proposed Rio Rancho Towne Center (Excluding Proposed Target Site)*, APN 8344-024-906 and portions of APNs 8344-024-008, -935, and -936, Southeast of SR 71 and West Lexington Avenue, Pomona, Los Angeles County, California (LOR Geotechnical Group, Inc.) March 22, 2012 and *Phase I Environmental Site Assessment, Proposed Target in Rio Rancho Towne Center, Portions of APNs 8344-024-008, -935, and -936, Southeast of SR 71 and West Lexington Avenue, Pomona, Los Angeles County, California*, (LOR Geotechnical Group, Inc.) February 15, 2012. The results of these studies, referred to as the Addendum Project ESAs, are discussed further below.

Existing Conditions

As described within the Project ESAs, no major environmental concerns currently exist on the Project site, nor is the site located on any list compiled pursuant to California Government Code Section 65962.5. Since the preparation of the ESAs, all of the onsite buildings have been removed from the Project site. The site is currently vacant and rough graded.

The Project ESAs note that some buildings within the former GMC dealership were constructed in 1987. As previously noted, these buildings have been razed and the site is currently vacant. Based on the year of the original construction, lead-based paint was not anticipated to be present. An asbestos survey was conducted as part of the ESA, which indicated there were no asbestos-containing materials (ACMs) present. Reports

on the 2000 removal of a former 6,000-gallon underground storage tank (UST) for gasoline, a former 500-gallon waste oil UST, and fifteen hydraulic lifts were reviewed. In addition, a clarifier for the wash water and drainage water from maintenance areas, located north of the former service/parts building, were examined. The Project ESA states that:

A limited Phase II investigation was performed to assess whether there was contaminated soil associated with the clarifier, former gasoline and waste oil USTs, the drain lines adjacent to the maintenance buildings, the waste oil drain line within the maintenance bays, the former paint spray booth and the former warranty parts storage area. Soil samples were obtained from 3 to 18 feet bgs [below ground surface] and analyzed for metals, petroleum hydrocarbons such as gasoline, diesel and oil, polychlorinated biphenyls, and volatile organic compounds. All the results, except metals, were none detected for the constituents analyzed. Except for arsenic, all the metals detected in the soil samples were below the 2013 Residential Environmental Screening Levels provided by the San Francisco Bay Regional Water Quality Control Board. Arsenic was within the background range for California soils. Based on the findings of this Phase I ESA and the Limited Phase II Investigation there is no evidence of RECs [recognized environmental concerns] associated with the subject site that would prohibit its intended use, and no further environmental assessment is recommended.

It is noted that neither the UST nor the maintenance areas mentioned above were located within the 2016 Addendum Project site. On this basis, no new significant hazards beyond those already identified in the Certified EIR would occur within the Project area, and no new or changed mitigation would be required to assure the health of construction workers and/or future site visitors and employees. Existing hazardous conditions onsite would remain less-than-significant.

Use of Hazardous Materials

As discussed in the Certified EIR, there is potential limited use of hazardous materials such as gasoline, paint, cleaners/solvents, pesticides/herbicides, that would be employed during construction activities and during ongoing operations and maintenance of the developed site. Transportation, use, storage, and disposal of these substances are extensively addressed through local, regional, state, and federal regulations. All development activities and operations within the City are required to comply with these regulations thereby minimizing or precluding associated potential hazards/hazardous materials impacts.

Transport, handling, storage and disposal of hazardous materials as part of the 2016 Addendum Project would not substantively differ from those considered in the Certified EIR. That is, the conventional land uses proposed under the Addendum Project are essentially the same as those addressed under the Certified EIR. Thus, the types and quantities of gasoline, paint, cleaners/solvents, pesticides/herbicides that would be employed during the 2016 Addendum Project construction activities and during ongoing operations and maintenance of the developed site would be similar.

Any of the 2016 Addendum Project occupancies that use, store, and/or dispose of threshold amounts² of potentially hazardous materials would be required to develop and file a Hazardous Materials Business Plan (HMBP) pursuant to Chapter 6.95 of the State Health and Safety Code. The HMBP contains basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of in the course of Project operations. The HMBP, as implemented, ensures an accurate inventory of materials on-site, establishes an emergency response plan and

² Chapter 6.95-Health And Safety Code, Division 20: . . . “Each business shall prepare an HMBP if that business uses, handles, or stores a hazardous material (including hazardous waste) or an extremely hazardous material in discloseable quantities greater than or equal to the following:

- 500 pounds of a solid substance
- 55 gallons of a liquid
- 200 cubic feet of compressed gas
- A hazardous compressed gas in any amount (highly toxic with a Threshold Limit Value of 10 parts per million or less)
- Extremely hazardous substances in threshold planning quantities.”

owner/operator identification, and mandates employee training that acts to preclude or minimize the potential for misuse, release, or improper disposal of hazardous materials.

The school nearest the Project area, Lexington Elementary School, is located at the southwesterly corner of Lexington Avenue and South Park Avenue, adjacent to the Center's recently constructed Target store. Additionally, the Garey High School campus extends to the northeasterly corner of Lexington Avenue and South Park Avenue. Both schools are within ¼ mile of the Rio Rancho Towne Center. Neither the 2012 project nor the 2016 Addendum Project would involve the handling of hazardous or acutely hazardous materials, substances, or waste.

The Health Risk Assessment included in the Certified EIR's air quality analysis assessed the potential for hazardous emissions to occur from delivery trucks and restaurant uses. This study found that, despite the proximity of schools to the 2012 project site, hazardous emissions from the Rio Rancho Towne Center would not exceed thresholds established to protect public health. On this basis, the 2012 project's potential to generate hazardous emissions or to handle hazardous or acutely hazardous materials within one-quarter mile of an existing or proposed school was found to be less-than-significant. The increased distances from potentially affected school sites that would be realized under the 2016 Addendum Project would further minimize the less-than-significant effects of potentially hazardous air emissions on nearby schools.

The nearest airport (Brackett Field) is located approximately four miles northerly of the Project site. The Project site does not lie within a designated airport or airfield approach/departure zone, nor is the site otherwise substantively affected by airports or airport operations. Neither the 2012 project nor the 2016 Addendum Project would result in or expose persons or property to a potentially significant airport/airfield safety hazard.

The 2012 project and the 2016 Addendum Project are both located in urbanized areas subject to City policies and requirements that act to reduce potential wildland fire hazards. More specifically, all development will be designed and implemented

consistent with applicable building code and fire code requirements. Conformance to local fire department regulations during construction and operation of development proposals is also required. No potentially significant wildland fire hazards were identified for the 2012 project, and none would result from the 2016 Addendum Project.

The 2016 Addendum Project does not propose or require designs or activities that would interfere with any identified emergency response or emergency evacuation plan. Any temporary alterations to vehicle circulation routes associated with Project construction are addressed through City-mandated construction traffic management plans. On-going coordination with the local fire and police departments during construction will ensure that potential interference with emergency response and evacuation efforts are avoided. No potentially significant impacts to emergency response or emergency evacuation plans were identified for the 2012 project, and none would result from the 2016 Addendum Project.

The scope and character of potential noise impacts resulting from the 2016 Addendum Project are within the parameters considered in the Certified EIR. As such, no new, additional, or different hazards or hazardous materials impacts than were considered and addressed in the Certified EIR are anticipated. No changes or additions to the Certified EIR analysis are necessary.

3.4.3.6 Public Services

The Certified EIR at Section 4.6, *Public Services*, addressed potential impacts to public services resulting from the 2012 project. Public services including fire and police protection are currently provided to the subject site, and the 2012 project would potentially increase demands for these services. Such potentially increased demands are addressed through the 2012 project's physical design features, (e.g., fire protection systems such as sprinklers, and adequate security lighting), which act to reduce the extent and frequency of fire and police protection service calls. Further, fees and taxes paid by the 2012 project would provide funds available for the purchase and maintenance of equipment and hiring of personnel commensurate with incremental demands for fire and police services. The Certified EIR accordingly determined that the

potential for the 2012 project to adversely affect public services or to result in potentially adverse environmental impacts due to the construction or expansion of service facilities or systems was less-than-significant.

In general terms, demands for fire protection services, police protection services, school services, parks and “other” governmental services are resident population-based, and derived largely from new residential construction. The 2016 Addendum Project does not propose new or additional residential development. Additionally, new development within the City generates both development fees and property taxes that may be used to support the public service demands of new development. The 2016 Addendum Project would pay all requisite development fees and would generate additional tax revenues acting to offset its potential incremental increased demands for public services.

The 2016 Addendum Project would not result in new, additional, or substantively different public services impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

3.4.3.7 Biological Resources

The environmental topic of biological resources was addressed at Section IV, *Biological Resources*, of the Initial Study prepared for the Certified EIR. This analysis found that the 2012 project site has been substantially altered from its natural state and is devoid of any substantive natural habitat. Nonetheless, it is acknowledged that the site and surrounding areas also serve as potential urban habitat for ground nesting birds, with a low potential for the burrowing owl, a protected California Species of Concern (CSC), to occur. On this basis, Mitigation Measures BR-1 and BR-2 were incorporated in the Certified EIR to ensure general protection of nesting birds, and specifically to address potential impacts to the burrowing owl. With the implementation of these mitigation measures, potential impacts to nesting birds, including the burrowing owl, were determined to be less-than-significant.

Mitigation Measures BR-1 and BR-2, which require pre-grading surveys to document the presence/absence of any nesting birds or occupied burrowing owl burrows, would continue to apply to any development approved under the 2016 Addendum Project. These measures have been included in Addendum Section 5.0, *Mitigation Summary*.

The Certified EIR Initial Study substantiates further that no other sensitive natural habitat or species of concern exist within or adjacent to the 2012 project site; neither does the site contain any protected tree species or other biologically significant resources. The potential for the 2012 project site to serve as a migratory corridor for wildlife is limited, since the site is urbanized and bordered by heavily-traveled roadways. No area-wide preservation or conservation plans or policies are applicable to the 2012 project site.

Similarly, the 2016 Addendum Project would be constructed in areas devoid of sensitive natural habitat, species of concern, protected tree species or other biologically significant resources. The 2016 Addendum Project site is also urbanized and bordered by heavily-traveled roadways, and is not subject to area-wide preservation or conservation plans or policies.

The proposed 2016 Addendum Project would not result in or cause new significant, substantively increased, or substantively different impacts related to biological resources than those previously addressed in the Certified EIR.

3.4.3.8 Cultural Resources

The environmental topic of cultural resources was addressed at Section V, *Cultural Resources*, of the Initial Study prepared for the Certified EIR. The Certified EIR's analysis found that there are no known historic structures, archaeological resources, or paleontological resources located within the 2012 project site, nor would any offsite resources of historical, archaeological, or paleontological significance be affected.

Notwithstanding, the potential remains for historic, archaeological or paleontological resources to persist onsite in a buried context. The Certified EIR incorporated Mitigation

Measures CR-1 and CR-2 to ensure avoidance of adverse impacts to any cultural resources encountered in the course of development activities. With the implementation of these mitigation measures, potential impacts to cultural resources were identified as less-than-significant.

Mitigation Measures CR-1 and CR-2, which require the monitoring of earthwork activities by a professional archaeological consultant and identify procedures to be implemented should significant cultural resources of Native American origin be discovered, would continue to apply to development activities proposed under the 2016 Addendum Project. These measures have been included at Addendum Section 5.0, *Mitigation Summary*.

The development proposed under the 2016 Addendum Project would not alter or otherwise affect the determination made in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

3.4.3.9 Cumulative Impacts

Potential cumulative impacts of the development allowed by the 2012 Rio Rancho Towne Center project are evaluated at Certified EIR Section 5.1, *Cumulative Impacts*. The Certified EIR concluded that impacts of the development assessed under the 2012 project would be cumulatively considerable relative to traffic (extra-jurisdictional traffic impacts affecting Caltrans facilities); and air quality (operational-source emissions exceedances of SCAQMD regional thresholds for VOCs, NO_x, CO and PM₁₀. The 2012 project would also result in an operational increase of the ozone precursors VOC and NO_x in a region that is in non-attainment for ozone.)

As discussed within this Addendum, the 2016 Addendum Project would not result in or cause new or substantively different significant impacts not already addressed within the Certified EIR. Under the specific topics of cumulative traffic impacts, and cumulative operational-source air quality impacts, the 2016 Addendum Project's effects would not exceed those assessed under the Certified EIR.

The analysis of cumulative impacts presented in the Certified EIR would apply to the proposed 2016 Addendum Project, with no substantive alteration in conclusions. As such, implementation of the 2016 Addendum Project would have no discernible effect on analyses or conclusions regarding cumulative impacts considered in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

3.4.3.10 Alternatives

Potential impacts of the development proposed by the 2016 Addendum Project would not be substantively different in character and would not exceed impacts that would otherwise result from the development considered in the Certified EIR, or from the alternatives considered in the Certified EIR. That is, the Certified EIR considered three alternative scenarios, including: a No Project Alternative; a Reduced Intensity Alternative; and development of an Alternative Site. The Certified EIR determined that the Reduced Intensity Alternative was the environmentally superior alternative, but notes that the reduction in development intensity under the Reduced Intensity Alternative is substantively *not* the Project [2012 project] proposed and submitted to the Lead Agency for consideration. Moreover, at such a reduction in development intensity, the basic Project [2012 project] Objectives in total would be marginalized to the extent that in effect, they would not be achieved. For these reasons, the Reduced Intensity Alternative was ultimately considered infeasible.

As discussed herein, the development proposed under the 2016 Addendum Project would not result in any new significant impacts not already considered and addressed in the Certified EIR, including the Certified EIR consideration of Alternatives to reduce significant impacts.

The Alternatives Analysis presented in the Certified EIR would apply equally to the 2016 Addendum Project, with no substantive alteration in conclusions regarding implementation of alternatives or their potential environmental impacts. As such, implementation of the 2016 Addendum Project would have no discernible effect on analyses or conclusions regarding development alternatives considered in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

4.0 Determination

SECTION 4.0

DETERMINATION

As supported by the analysis presented in this Addendum, the potential environmental effects of the development allowed by the 2016 Addendum Project, and associated required discretionary actions, have been adequately addressed in the 2012 Rio Rancho Towne Center Certified EIR. This Addendum provides minor technical changes to the Certified EIR analysis. As such, the development of any further information and analysis is not warranted. Pursuant to the requirements of *CEQA Guidelines* Section 15162 and 15164, the following determinations have been made.

Major Revisions to the Certified EIR Not Required

Based on the preceding analysis and information, there is no evidence that major changes to the Certified EIR are required. Comparison of the previous project with the Project described in this Addendum indicates that there is no new significant or more severe environmental impact, and that the development of the Project described herein would essentially have the same impacts as those described in the Certified EIR.

No Substantial Change in Circumstances Requiring Major Revisions to the Certified EIR

No information exists in the record, or is otherwise available that indicates that there are substantial changes in circumstances that would require major changes to the Certified EIR.

No New Information Showing Greater Significant Effects than Identified in the Certified EIR

This Addendum has considered all available relevant information to determine whether there is new information, which was not available at the time the Certified EIR was certified, that may indicate that a new significant effect may occur that was not reported in the Certified EIR. As supported by the analysis presented in this Addendum, there is no substantial new information that was not available at the time the 2012 EIR was certified, indicating that there will be a new, significant impact requiring major revisions of the Certified EIR.

No New Information Showing Ability to Reduce Significant Effects Identified in the Certified EIR

The Addendum analysis substantiates that there are no significant impacts requiring identification of new or additional alternatives to the Project. The continued implementation of all applicable Certified EIR mitigation measures reduce the Project's potentially significant impacts to levels that are less-than-significant.

Summary

The analysis presented in this document substantiates that the analysis presented in the Certified EIR is sufficient to satisfy CEQA requirements for the proposed Project. That is, with incorporation of mitigation, implementation of the 2016 Addendum Project described and evaluated herein will not result in any significant new, different, additional, or substantially increased environmental impacts than were previously considered and addressed in the Certified EIR. As such, environmental assessment of the Addendum Project does not require any major revision of the Certified EIR, nor will the development allowed by the Addendum Project result in conditions that would require preparation of further analysis as described in the *CEQA Guidelines*.

5.0 Mitigation Summary

SECTION 5.0

MITIGATION SUMMARY

5.1 OVERVIEW

The following Table 5.1-1, *Mitigation and Implementation Summary Matrix*, comprehensively presents mitigation measures incorporated in the 2012 Certified Rio Rancho Towne Center EIR, and associated with the development of the 2016 Addendum Project described herein.

Within the “Mitigation Measures” column, Mitigation Measures that are no longer required are indicated by ~~strikeout font~~. The “Remarks” column identifies status and applicability of Mitigation Measures. Retained mitigation measures presented at Table 5.1-1 will be implemented through Project Conditions of Approval or as otherwise deemed appropriate by the City.

At the discretion of the City Planning Director, any of the mitigation measures identified at Table 5.1-1 may be modified to respond to conditions and context as they may apply to development proposed by the 2016 Addendum Project. Any such discretionary modifications cannot result in any new significant environmental impacts; rather, modifications would ensure compliance and consistency with current City goals, policies, regulations, and development programs/plans.

Table 5.1-1
Mitigation and Implementation Summary Matrix

Mitigation Measures	Remarks
Traffic and Circulation	
<p><i>4.2.1 White Avenue/Auto Center Drive:</i></p> <ul style="list-style-type: none"> • Install a traffic signal. • Stripe a 2nd southbound left turn lane and a southbound right turn lane. Both southbound turn lanes would serve as trap lanes (i.e., the southbound through lanes become the turn lanes at the intersection). • Stripe a dedicated westbound right turn lane with overlap phasing. The westbound right turn lane would serve as a trap lane. • Install interconnect connection or time source related equipment or signal timing synchronization to White Ave./Lexington Ave., Auto Center Dr./Proposed Driveway, Rio Rancho Rd./Auto Center Dr., Rio Rancho Rd./SR 71 NB Ramps, Rio Rancho Rd./SR 71 SB Ramps, and Rio Rancho Rd./Park Ave. This latter improvement shall be installed prior to issuance of the first Certificate of Occupancy with portions of the Project site located southerly/southwesterly of Proposed Street A (existing Auto Center Drive)/White Avenue. 	Traffic signal, lane construction, lane striping, and interconnect connection have been completed as required under the Certified EIR mitigation measures.
<p><i>4.2.2 Auto Center Drive/Rio Rancho Road:</i></p> <ul style="list-style-type: none"> • Stripe a dedicated southbound right turn lane on White Avenue/Auto Center Drive and implement a right turn overlap phase on the southbound right turning movement. The southbound right turn lane would serve as a trap lane. • Construct a 2nd eastbound left turn lane. 	
<p><i>4.2.3 Prior to the issuance of building permits, the Project Applicant shall pay fair share fees toward the construction of the improvements listed below. Fees collected by the City shall be deposited to a dedicated Capital Improvements Project account, created for the express purpose of constructing the required improvements. Improvements shall be implemented pursuant to the City Capital Improvements Plan process and within a timeframe that maintains adequate LOS conditions at the affected intersections.</i></p> <p><u>Phillips Ranch Road/Village Loop Road</u> Northbound: Restripe existing lane configuration [one left-turn lane, one shared left-right turn lane, one right-turn lane] to provide two (2) left-turn lanes and one right-turn lane with overlap phasing.</p> <p><u>Garey Avenue/Rio Rancho Road</u> Southbound: Add one right-turn lane.</p>	This measure remains applicable to development of the 2016 Addendum Project.

Table 5.1-1
Mitigation and Implementation Summary Matrix

Mitigation Measures	Remarks
Air Quality	
<p>4.3.1 The following requirements shall be incorporated into Project plans and specifications in order to ensure implementation of SCAQMD Rule 403 and limit fugitive dust emissions:</p> <ul style="list-style-type: none"> • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour; • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day; and • The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less. 	Air Quality Mitigation Measures 4.3.1 through 4.3.8 remain applicable to development of the 2016 Addendum Project.
<p>4.3.2 Grading plans shall reference the requirement that a sign shall be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling. This requirement is based on the California Air Resources Board regulation in Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic.</p>	
<p>4.3.3 During grading activity, all rubber tired dozers and scrapers (≥ 50 horsepower) shall be CARB Tier 3 Certified or better. Additionally, during grading activity, total horsepower-hours per day for all equipment shall not exceed 17,328; and the maximum (actively graded) disturbance area shall not exceed five (5) acres per day.</p>	
<p>4.3.4 Only “Low-Volatile Organic Compounds” paints (no more than 150 grams/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used.</p>	
<p>4.3.5 Project design shall include on-site improvements such as sidewalks or pedestrian walkways to promote pedestrian activity and reduce the amount of vehicle trips related to multi-stop visits.</p>	
<p>4.3.6 Project tenants shall utilize low-VOC interior and exterior coatings during project repainting consistent with SCAQMD Rule 1113.</p>	
<p>4.3.7 Exterior signage that utilizes light-emitting diode (LED) or equivalent lighting that is approximately 70 percent more efficient than fluorescent signage shall be installed where feasible.</p>	

Table 5.1-1
Mitigation and Implementation Summary Matrix

Mitigation Measures	Remarks
Air Quality (cont'd)	
<p>4.3.8 On an aggregate basis, the Project shall realize a minimum ten (10) percent increase in energy efficiency standards identified under Title 24. Energy efficiencies equal or superior to Title 24 performance standards shall be achieved through building construction and design that may include, but is not limited to the following:</p> <ul style="list-style-type: none"> • Increase in insulation such that heat transfer and thermal bridging is minimized; • Use of energy-efficient space heating and cooling equipment; Limitation of air leakage through the structure and/or within the heating and cooling distribution system; • Installation of electrical hook-ups at loading dock areas; • Installation of dual-paned or other energy efficient windows; • Installation of "Energy Star" qualified energy-efficient appliances, office equipment, and/or lighting products; • Use of interior and exterior energy-efficient lighting; • Installation of automatic devices to turn off lights when they are not needed; • Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors; • Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings; and/or • Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems. 	
Noise	
<p>4.4.1 During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.</p>	<p>Noise Mitigation Measures 4.4.1 through 4.4.3 remain applicable to development of the 2016 Addendum Project.</p>
<p>4.4.2 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all project construction.</p>	
<p>4.4.3 The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between 7:00 a.m. and 8:00 p.m. on weekdays and Saturdays. Prohibited on Sundays and federal holidays). Haul routes shall not pass sensitive land uses or residential dwellings.</p>	

Table 5.1-1
Mitigation and Implementation Summary Matrix

Mitigation Measures	Remarks
Noise (cont'd)	
4.4.4 An 8-foot high block wall shall be constructed at the shared property line between the Project site and Martin Luther King Jr. Memorial Park and Lexington Elementary School, as shown in Exhibit 7-A of the Project Noise Analysis.	<p>The noise attenuating wall required by this Mitigation Measure has been constructed.</p>
Hazards/Hazardous Materials	
4.5.1 Soil testing for potential MTBE vapor intrusion shall be performed by a qualified third party consultant prior to construction or ground disturbing activities in the western portion of the Project site (the area identified as "Former UST" on Figure 4.5-1). The Project applicant shall report these results to the City within forty five (45) days of the date the consultant's report is provided to the Project applicant. If MTBE vapors are detected, the Project applicant shall immediately notify the Los Angeles County Department of Environmental Health and the California Department of Toxic Substance Control (DTSC). The Project applicant will work with these agencies to complete remedial actions. See also: DTSC Voluntary Cleanup Program (www.dtsc.ca.gov).	<p>The area referenced in Mitigation Measure 4.5.1 is not located within the 2016 Addendum Project site. As such, this measure is not applicable to the 2016 Addendum Project.</p>
4.5.2 The Project construction manager and construction team will be trained by a qualified expert on spotting evidence of soil contamination prior to the commencement of construction. Should any evidence of soil contamination (e.g. soil staining) be discovered during removal and/or demolition of the hydraulic hoists and clarifiers located in the eastern portion of the Project site, the Project applicant shall notify the City within forty five (45) days of the discovery. The Project applicant shall immediately notify the Los Angeles County Department of Environmental Health and DTSC of any evidence of soil contamination. The area shall be assessed and remediated, if necessary, in coordination with, and with oversight provided by, the County and DTSC. See also: DTSC Voluntary Cleanup Program (www.dtsc.ca.gov).	<p>The hydraulic hoists and clarifiers referenced in Mitigation Measure 4.5.2 are located within the eastern portion of the Rio Rancho Towne Center, across Rancho Valley Drive from the 2016 Addendum Project site. As such, this measure is not applicable to the 2016 Addendum Project.</p>

Table 5.1-1
Mitigation and Implementation Summary Matrix

Mitigation Measures	Remarks
Biological Resources	
BR-1 <i>If possible, all vegetation removal activities shall be scheduled from August 1 to February 1, which is outside the general avian nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly. If vegetation is to be cleared during the nesting season (February 15 – July 31), all suitable habitat will be thoroughly surveyed within 72 hours prior to clearing for the presence of nesting birds by a qualified Project biologist. The Project biologist shall be retained by the Applicant and vetted by the City. The survey results shall be submitted by the Project Applicant to the Planning Department. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 50-foot buffer and up to 300 feet for raptors, with the final buffer distance to be determined by the qualified biologist. The buffer area shall be avoided until the nesting cycle is complete or it is determined that the nest has failed. In addition, the biologist will be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.</i>	Biological Resources Mitigation Measures BR-1 and BR-2 remain applicable to development of the 2016 Addendum Project.
BR-2 <i>Within 30 days prior to site clearing activities, a pre-construction burrowing owl survey shall be conducted to document the presence/ absence of any occupied owl burrows. Any owls present shall be passively or actively relocated following CDFG approved protocols, and with CDFG permission, prior to commencement of clearing. The survey shall be submitted to the Planning Department prior to issuance of a grading permit.</i>	
Cultural Resources	
CR-1 <i>To ensure avoidance of adverse impacts to potentially significant historic, archaeological and paleontological resources, the Project site shall be monitored during the initial grading and over-excavation phases of construction. The monitor shall be a professional archaeological consultant meeting Secretary of Interior’s Standards and Guidelines for Archaeological and Historic Preservation [Code of Federal Regulations, 36 CFR Part 61]. The monitor shall have the authority to halt any activities impacting potentially significant resources until a program for addressing the resource(s) is developed and implemented. At the conclusion of the initial phase of earthwork, the monitor shall prepare and submit a report explaining the results of the monitoring and if necessary, providing specific justification for any further monitoring. The City shall have the sole discretion to require any continued onsite monitoring.</i>	Cultural Resources Mitigation Measures CR-1 and CR-2 remain applicable to development of the 2016 Addendum Project.

Table 5.1-1
Mitigation and Implementation Summary Matrix

Mitigation Measures	Remarks
Cultural Resources (cont'd)	
<p>CR-2 <i>If significant Native American cultural resources are discovered for which a Treatment Plan must be prepared, the developer or archaeologist shall contact all appropriate Native American tribal representatives, as identified by the Native American Heritage Commission. If requested by the Tribe(s), the City, the developer, or the Project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return of artifacts to tribe, etc.). A report of findings shall also be prepared by a qualified archaeologist, and shall include an itemized inventory of any specimens recovered. The report and confirmation of curation of any recovered resources from an accredited museum repository shall signify completion of the program to mitigate impacts to archaeological/historic resources. If disturbed resources are required to be collected and preserved, the Applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2.</i></p>	

Sources: Rio Rancho Towne Center Certified EIR; Applied Planning, Inc.

Appendix A: Environmental Checklist

ENVIRONMENTAL CHECKLIST

Addendum to the Rio Rancho Towne Center EIR (SCH No. 2012051007, Certified EIR)

1. AESTHETICS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Have a substantial adverse effect on a scenic vista?					X	
b) Substantially damage visible scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?					X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?					X	

Summary

Potential aesthetic impacts associated with the development of the 2012 project were addressed in Section I, *Aesthetics*, of the Initial Study prepared for the Certified EIR. This analysis concluded that the transition of the subject site from undeveloped parcels and outdated vacant auto center buildings uses as proposed by the 2012 project would tend to improve the visual character and quality of the site. The Certified EIR determined that the Project site is located in an established commercial corridor and development would not affect scenic vistas or scenic resources within a designated scenic highway. No historic buildings are currently found on or adjacent to the Project site.

The Certified EIR also found that development of the site would introduce new sources of light, which may include building-mounted, wall-mounted, and pole-mounted fixtures to properly illuminate entrances, walkways, and parking areas. Interior lighting and illuminated signage would also be provided. Because the vicinity is currently developed with

urban uses, new lighting would not substantially change the overall lighting level in the area. Compliance with City standards was determined sufficient to ensure that any potential light and glare resulting from the 2012 project would be less-than-significant. No mitigation measures related to aesthetics were required or proposed within the Certified EIR.

The hotel use proposed by the 2016 Addendum Project is similar in character when compared to development of the 2012 project evaluated in the Certified EIR. In this regard, the overall level of lighting required onsite would be similar, as would the generation of light from vehicle headlights accessing the site. In addition, the 2016 Addendum Project site is located adjacent to the State Route 71 corridor, rather than abutting existing residential uses north of Lexington Avenue, as occurred under the 2012 project. On this basis, the potential for light and glare to affect sensitive uses would be reduced under the 2016 Addendum Project.

Potential visual and aesthetic impacts of the 2016 Addendum Project are addressed through mandated conformance with design guidelines, development standards, and landscape standards of the City's C-4 Zoning District Property Development Standards. Final building and site plan designs for proposed facilities are subject to City review and approval prior to the issuance of development permits. The Project would further comply with any enhanced design and architectural solutions that may be specified by City staff and incorporated as Project Conditions of Approval (COA).

Based on the preceding discussions, the proposed 2016 Addendum Project would not result in visual, aesthetic or light/glare impacts that were not considered and addressed in the Certified EIR. No significant aesthetic impacts would result, and no changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report*, SCH No. 2012051007 (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

2. AGRICULTURE AND FOREST RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?						X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?						X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?						X
d) Result in the loss of forest land or conversion of forest land to non-forest use?						X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, or conversion of forest land to non-forest use?						X

Summary

This environmental topic was addressed at Section II, *Agricultural and Forest Resources*, of the Initial Study prepared for the Certified EIR. There are no agricultural uses within the City of Pomona. Proposed development activities would not affect any agriculturally-zoned properties, forest lands, or any lands where a Williamson Act contract is currently in place. Prime Farmlands, Unique Farmlands, and Farmlands of Statewide Importance do not exist within the subject site.

No changed or new information has been identified to indicate that any potential agriculture and/or forest resources impacts resulting from the 2016 Addendum Project would be different from those previously determined. That is, no portions of the Project site are agriculturally-zoned, nor are they designated as forest land, forested or proposed for forestation. The site is not subject to a Williamson Act contract. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

3. AIR QUALITY

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?					X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?					X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?					X	
d) Expose sensitive receptors to substantial pollutant concentrations?					X	
e) Create objectionable odors affecting a substantial number of people?					X	

Summary

Section 4.3, *Air Quality*, of the Certified EIR addresses regional and local air quality issues including construction-source and operational-source air pollutant emissions resulting from the development of the 2012 project. The analysis determined that even after the application of mitigation, development of the Rio Rancho Towne Center as described in the Certified EIR would result in result in operational emissions of volatile organic compounds (VOC), oxides of nitrogen (NO_x), carbon monoxide (CO), and inhalable particulate matter (PM₁₀) exceeding applicable South Coast Air Quality Management District (SCAQMD) regional thresholds. These are significant individual and cumulative air quality impacts. The 2012 project would also result in an operational increase of the ozone precursors VOC and NO_x, in a region that is in non-attainment for ozone. This is a significant cumulative air quality impact.

In approving the Certified EIR, the City adopted a Statement of Overriding Considerations pursuant to *CEQA Guidelines* § 15091, et seq., recognizing these significant air quality impacts.

Construction-Source Emissions

Regional and localized construction-source emissions impacts of the 2012 project as evaluated in the Certified EIR were determined to be less-than-significant as mitigated. Total development of the Rio Rancho Towne Center, inclusive of the proposed 2016 Addendum Project, would comprise 354,115 square feet of commercial/retail uses or an approximate 15 percent reduction in the total square footage of commercial uses (419,190) approved under the 2012 project. The approximately 90,800-square-foot hotel use proposed under the 2016 Addendum Project, in combination with all other currently entitled uses, represents a reduction in the total scope of construction when compared to the 2012 project.

The preceding discussions would indicate that on a gross basis, total construction-source emissions under the 2016 Addendum Project would be reduced when compared to the 2012 project development scenario evaluated in the Certified EIR; and that all other variables being equal, total construction time and duration of construction-source emissions generation would be similarly reduced. Moreover, contemporary construction techniques and current construction equipment emissions controls required of the 2016 Project would result in

comparative reductions in construction-source emission levels when compared to emissions estimates considered in the Certified EIR. Based on the reduction in scope and current emission control regulations, it is reasonable to conclude construction-source emissions levels under the 2016 Project would not exceed those considered under the Certified EIR. The Localized Significance Threshold (LST) analysis included in the Certified EIR concluded that with application of mitigation, localized construction-source emissions impacts would be less-than-significant. Construction-source emissions mitigation measures required of the 2012 project would also be required of the 2016 Project.

Operational-Source Emissions

An approximation of the relative operational emissions air quality impacts of 2012 project as developed under the Certified EIR scenario, vis-à-vis operational emissions air quality impacts of the 2016 Addendum Project can be determined by comparing the total scope of development and traffic generation under each scenario. That is, for comparable land uses, the scope and intensity of development generally determines the type, quantity, and intensity of air pollutant emissions generated by facility (building) operations (area source emissions) and related energy consumption (energy source emissions). Related, for comparable land uses, the scope of development in large part determines the amount of traffic generated, and associated type, quantity and intensity of air pollutant emissions generated by development traffic (mobile source emissions).

The 2016 Addendum Project (along with all other currently constructed and entitled uses within the Rio Rancho Towne Center) represents a 15 percent reduction in overall development intensity, when compared to the 2012 Certified EIR project. On this basis, it can reasonably be concluded that comparable area/energy source emissions would also be realized.

From a mobile source emissions standpoint, a trip comparison analysis was prepared to evaluate whether the proposed 2016 Addendum Project would result in additional significant traffic impacts that were not anticipated as part of the Certified EIR Traffic Study. As discussed in detail within Checklist Item 17, presented subsequently, the 2016 Addendum Project (along with all other currently constructed and entitled uses within the Rio Rancho

Towne Center) would represent a two percent increase in overall traffic generation. The emissions associated with this negligible level of increase are considered statistically equivalent and would not change the recommendations and conclusions of the Certified EIR.

Other Air Quality Considerations

Potential CO “Hot Spots”

Elevated CO concentrations (CO “Hot Spots”) may result from traffic congestion, typically at overloaded intersections. As discussed in the Certified EIR, no exceedances of applicable CO concentration standards were anticipated to occur as a result of the 2012 project. Accordingly, the Certified EIR determined that the potential for the 2012 project to result in or cause CO “Hot Spots” was less-than-significant. Based on the negligible increase in traffic associated with the 2016 Addendum Project, CO emissions would not be substantially different than those analyzed within the Certified EIR.

Health Risks/Potential Impacts to Sensitive Receptors

The potential impact of development-generated air pollutant emissions at sensitive receptors was also considered in the Certified EIR. Sensitive receptors can include uses such as health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities are also considered sensitive receptors. The Health Risk Analysis (HRA) prepared as part of the Certified EIR’s analysis identified no instances of potentially significant operational-source localized air quality impacts that could affect sensitive receptors.

Based on the reduced development intensity that would be realized under the 2016 Addendum Project, operational-source air quality impacts would be comparatively diminished relative to air pollutant emissions levels generated under the 2012 project. No additional impacts beyond those disclosed in the Certified EIR would occur. Moreover, based on diminished operations and aggregate reductions in emissions under the 2016 Addendum Project, potential health risks or effects at sensitive receptors would be reduced when compared to the 2012 project.

Odors

The Certified EIR determined that potential odor impacts associated with the 2012 project were less-than-significant. As with the 2012 project, no substantive odor-generating land uses or activities are proposed under the 2016 Addendum Project. In this regard, land uses and activities generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The 2016 Addendum Project does not propose any of the above-noted land uses typically associated with emitting objectionable odors. As with the 2012 project, potential odor sources associated with the 2016 Addendum Project may include construction equipment exhaust and the application of asphalt and architectural coatings during construction activities; and the temporary storage of typical solid waste (refuse) associated with development operations. Any construction-source odor emissions generated by the 2016 Addendum Project would be temporary, short-term, and intermittent in nature and would cease upon completion of construction activities. Any refuse generated by operational activities would be stored in covered containers and removed at regular intervals in compliance with the City of Pomona's solid waste regulations. Any development within the subject site would also be required to comply with SCAQMD Rule 402¹ to prevent occurrences of air quality nuisances such as intrusive odors.

¹ Rule 402 states in pertinent part: "A person shall not discharge from any source such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property."

As with the 2012 project, odors associated with the construction and operations of the 2016 Addendum Project would be less-than-significant and no mitigation is required. The 2016 Addendum Project would therefore not result in any new potentially significant odor impacts not otherwise resulting from development of the site pursuant to the Certified EIR.

Based on the preceding discussions, the 2016 Addendum Project would not result in new significant air quality impacts not considered and addressed within the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

4. BIOLOGICAL RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Have a substantial adverse effect, either directly or through habitat modification, 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?					X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies and regulations; or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X	

Summary

The environmental topic of biological resources was addressed at Section IV, *Biological Resources*, of the Initial Study prepared for the Certified EIR. That analysis found that the 2012 project site had been substantially altered from its natural state and is devoid of any substantive natural habitat. Nonetheless, it is acknowledged that the site and surrounding areas also serve as potential urban habitat for ground nesting birds, with a low potential for the burrowing owl, a protected California Species of Concern (CSC), to occur. On this basis, Mitigation Measures BR-1 and BR-2 were incorporated in the Certified EIR to ensure general protection of nesting birds, and specifically to address potential impacts to the burrowing owl. With the implementation of these mitigation measures, potential impacts to nesting birds, including the burrowing owl, were determined to be less-than-significant.

The Certified EIR Initial Study substantiates further that no other sensitive natural habitat or species of concern exist within or adjacent to the 2012 project site, nor does the site contain any protected tree species or other biologically significant resources. The potential for the 2012 project site to serve as a migratory corridor for wildlife is limited, since the site is urbanized and bordered by heavily-traveled roadways. No area-wide preservation or conservation plans or policies are applicable to the 2012 project site.

Similarly, the 2016 Addendum Project would be constructed in areas devoid of sensitive natural habitat, species of concern, protected tree species or other biologically significant resources. The Project site is also urbanized and bordered by heavily-traveled roadways, and is not subject to area-wide preservation or conservation plans or policies. Mitigation Measures BR-1 and BR-2, which require pre-grading surveys to document the presence/absence of any nesting birds or occupied burrowing owl burrows, would continue to apply to any development approved under the 2016 Addendum Project. These measures have been included in Addendum Section 5.0, *Mitigation Summary*.

Based on the preceding discussion, the 2016 Addendum Project would not result in or cause new significant, substantively increased, or substantively different impacts related to biological resources than those previously addressed in the Certified EIR.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

5. CULTURAL RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Cause a substantial adverse change in the significance of a historical or archaeological resource as defined in Section 15064.5?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					X	
c) Disturb any human remains, including those interred outside of formal cemeteries?					X	

Summary

The environmental topic of cultural resources was addressed at Section V, *Cultural Resources*, of the Initial Study prepared for the Certified EIR. The Certified EIR's analysis found that there are no known historic structures, archaeological resources, or paleontological resources located within the 2012 project site, nor would any offsite resources of historical, archaeological, or paleontological significance be affected.

Notwithstanding, the potential remains for historic, archaeological or paleontological resources to persist onsite in a buried context. The Certified EIR incorporated Mitigation Measures CR-1 and CR-2 to ensure avoidance of adverse impacts to any cultural resources encountered in the course of development activities. With the implementation of these mitigation measures, potential impacts to cultural resources were identified as less-than-significant.

Mitigation Measures CR-1 and CR-2, which require the monitoring of earthwork activities by a professional archaeological consultant and identify procedures to be implemented should significant cultural resources of Native American origin be discovered, would continue to apply to development activities proposed under the 2016 Addendum Project. These measures have been included at Addendum Section 5.0, *Mitigation Summary*.

The development proposed under the 2016 Addendum Project would not alter or otherwise affect the determination made in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

6. TRIBAL RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?					X	

Summary

The topic of tribal resources is a recent addition to the CEQA checklist and, as such, was not evaluated as part of the 2012 Certified EIR.

There are no known tribal cultural resources within the Project site; nor is it anticipated that the Project would adversely affect such resources. As mentioned above, Certified EIR Mitigation Measures CR-1 and CR-2, which require the monitoring of earthwork activities by a professional archaeological consultant and identify procedures to be implemented should significant cultural resources of Native American origin be discovered, would continue to apply to development activities proposed under the 2016 Addendum Project. Additionally, Tribal Resources consultation with requesting Tribes will be accomplished as provided for under AB 52, Gatto. Native Americans: California Environmental Quality Act. Compliance with Certified EIR mitigation measures, as well as AB 52, ensure that development pursuant to the 2016 Addendum Project will not result in any significant impacts to Tribal/Cultural Resources.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

7. GEOLOGY AND SOILS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) rupture of a known earthquake fault; (ii) strong seismic ground shaking; (iii) seismic-related ground failure, including liquefaction; or (iv) landslides?					X	
b) Result in substantial soil erosion or the loss of topsoil?					X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?					X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?						X

Summary

This environmental topic was addressed at Section VI, *Geology and Soils*, of the Certified EIR Initial Study. The Initial Study's analysis notes that the 2012 project site, like all of California, is located within a seismically active region. However, no known active or potentially active earthquake faults traverse the site, and no Earthquake Fault Special Study Zones (formerly

Alquist-Priolo Zones) are located within the City. The 2012 project site and surrounding areas are essentially level, and no potential areas of landslide or mudflow were identified. Potential soil erosion impacts that could occur during construction activities were identified as below the level of significance through the Project's mandated compliance with a City-approved Storm Water Pollution Prevention Plan (SWPPP). No impact was identified in regard to the use of septic tanks or alternative waste water disposal, since the 2012 project site would be provided sewer services.

The Certified EIR's Initial Study identified expansive soils and a potential for liquefaction to occur within the area, based on information provided by the EIR prepared for the City's General Plan Update. Liquefaction hazards are associated with strong seismic shaking in areas where groundwater tables are at relatively shallow depths (within 50 feet of the ground surface), and/or when the area is underlain by loose, cohesionless deposits.

Within California, impacts related to seismic events are reduced to levels that are less-than-significant through avoidance of known hazards and incorporation of appropriate seismic designs for buildings and supporting infrastructure. Within suitable building areas, potential seismic impacts are mitigated to levels that are less-than-significant through mandated compliance with City and state seismic design, engineering, and construction standards.

A site-specific Geotechnical Investigation has been completed for the 2016 Addendum Project site (*Preliminary Geotechnical Investigation, Rio Rancho Towne Center, Southwest Corner of W. Lexington Avenue and S. White Avenue Pomona, California* [LOR Geotechnical Group, Inc.] March 21, 2012). The Geotechnical Investigation provides recommendations regarding grading, site preparation, and building foundations; and concludes that development of the site is feasible from a geotechnical standpoint, provided that the recommendations of the Investigation are included within the Project design and construction processes.

As with the 2012 project, final site- and design- specific geotechnical analyses will be prepared in conjunction with application for building permits for the 2016 Addendum Project. The Project would therefore not result in new, additional, or different impacts than

were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report*, SCH No. 2012051007 (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

8. GREENHOUSE GAS EMISSIONS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?					X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purposed of reducing the emissions of greenhouse gases?					X	

Summary

Potential greenhouse gas (GHG) emissions impacts were addressed at Certified EIR Section 4.3, *Air Quality*. The Certified EIR found that the 2012 project's energy efficiency and sustainable design features, in combination with compliance with applicable GHG emissions reductions mandates imposed by the State of California, would result in less-than-significant impacts related to greenhouse gas emissions.

The Certified EIR found that the GHG emissions produce by the 2012 project would be approximately 32 percent less than the "Business as Usual" scenario. This reduction is consistent with the AB 32 target reduction percentage of 28.5 percent.

When compared to the 2012 project, the 2016 Addendum Project (in combination with all other existing and entitled land uses within the Rio Rancho Towne Center) would result in an

approximately 15 percent reduction in total development intensity. This reduction would generate fewer operational source GHG emissions (CO₂e) when compared to the already less-than-significant GHG emissions that would otherwise have resulted from development of the 2012 project considered in the Certified EIR. Additionally, the negligible increase in traffic (two percent) expected to be generated would not result in a substantial increase in mobile sources GHG emissions.

No changed or new information has been identified to indicate that any potential GHG emissions impacts resulting from development of the 2016 Addendum Project would be substantively greater than or different from those that would result from development under the 2012 project evaluated in the Certified EIR. The development proposed under the 2016 Addendum Project would not alter or otherwise affect the determination made in the Certified EIR. No changes or additions to the Certified EIR GHG analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?						X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?					X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?						X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?						X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?					X	

Summary

Potential hazards and hazardous materials impacts of the 2012 project were addressed at Certified EIR Section 4.5, *Hazards/Hazardous Materials*. The Certified EIR considered existing site conditions that could result in release of or exposure to hazards/hazardous materials.

Two separate Environmental Site Assessments covered separate portions of the Project site. These studies are entitled *Phase I Environmental Site Assessment, Proposed Rio Rancho Towne Center (Excluding Proposed Target Site), APN 8344-024-906 and portions of APNs 8344-024-008, -935, and -936, Southeast of SR 71 and West Lexington Avenue, Pomona, Los Angeles County, California* (LOR Geotechnical Group, Inc.) March 22, 2012 and *Phase I Environmental Site Assessment, Proposed Target in Rio Rancho Towne Center, Portions of APNs 8344-024-008, -935, and -936, Southeast of SR 71 and West Lexington Avenue, Pomona, Los Angeles County, California*, (LOR Geotechnical Group, Inc.) February 15, 2012. The results of these studies, referred to as the Addendum Project ESAs, are discussed further below.

Existing Conditions

As described within the Project ESAs, no major environmental concerns currently exist on the Project site, nor is the site located on any list compiled pursuant to California Government Code Section 65962.5. Since the preparation of the ESAs, all of the onsite buildings have been removed from the Project site. The site is currently vacant and rough graded.

The Project ESAs note that some buildings within the former GMC dealership were constructed in 1987. As previously noted, these buildings have been razed and the site is currently vacant. Based on the year of the original construction, lead-based paint was not anticipated to be present. An asbestos survey was conducted as part of the ESA, which indicated there were no asbestos-containing materials (ACMs) present. Reports on the 2000 removal of a former 6,000-gallon underground storage tank (UST) for gasoline, a former 500-gallon waste oil UST, and fifteen hydraulic lifts were reviewed. In addition, a clarifier for the wash water and drainage water from maintenance areas, located north of the former service/parts building, were examined. The Project ESA states that:

A limited Phase II investigation was performed to assess whether there was contaminated soil associated with the clarifier, former gasoline and waste oil USTs, the drain lines adjacent to the maintenance buildings, the waste oil drain line within the maintenance bays, the former paint spray booth and the former warranty parts storage area. Soil samples were obtained from 3 to 18 feet bgs [below ground surface] and analyzed for metals, petroleum hydrocarbons such

as gasoline, diesel and oil, polychlorinated biphenyls, and volatile organic compounds. All the results, except metals, were none detected for the constituents analyzed. Except for arsenic, all the metals detected in the soil samples were below the 2013 Residential Environmental Screening Levels provided by the San Francisco Bay Regional Water Quality Control Board. Arsenic was within the background range for California soils. Based on the findings of this Phase I ESA and the Limited Phase II Investigation there is no evidence of RECs [recognized environmental concerns] associated with the subject site that would prohibit its intended use, and no further environmental assessment is recommended.

It is noted that neither the UST nor the maintenance areas mentioned above were located within the 2016 Addendum Project site. On this basis, no new significant hazards beyond those already identified in the Certified EIR would occur within the Project area, and no new or changed mitigation would be required to assure the health of construction workers and/or future site visitors and employees. Existing hazardous conditions onsite would remain less-than-significant.

Use of Hazardous Materials

As discussed in the Certified EIR, there is potential limited use of hazardous materials such as gasoline, paint, cleaners/solvents, pesticides/herbicides, that would be employed during construction activities and during ongoing operations and maintenance of the developed site. Transportation, use, storage, and disposal of these substances are extensively addressed through local, regional, state, and federal regulations. All development activities and operations within the City are required to comply with these regulations thereby minimizing or precluding associated potential hazards/hazardous materials impacts.

Transport, handling, storage and disposal of hazardous materials as part of the 2016 Addendum Project would not substantively differ from those considered in the Certified EIR. That is, the land uses proposed under the 2016 Addendum Project are similar in scope and character to those anticipated within the Certified EIR. Any onsite occupancy that uses,

stores, and/or disposes of threshold amounts² of potentially hazardous materials would be required to develop and file a Hazardous Materials Business Plan (HMBP) pursuant to Chapter 6.95 of the State Health and Safety Code. The HMBP contains basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of in the course of Project operations. The HMBP as implemented ensures an accurate inventory of materials on-site, establishes an emergency response plan and owner/operator identification, and mandates employee training that acts to preclude or minimize the potential for misuse, release, or improper disposal of hazardous materials.

The school nearest the Project area, Lexington Elementary School, is located at the southwesterly corner of Lexington Avenue and South Park Avenue, adjacent to the Center's recently constructed Target store. Additionally, the Garey High School campus extends to the northeasterly corner of Lexington Avenue and South Park Avenue. Both schools are within ¼ mile of the Rio Rancho Towne Center. Neither the 2012 project nor the 2016 Addendum Project would involve the handling of hazardous or acutely hazardous materials, substances, or waste. The Health Risk Assessment included in the Certified EIR's air quality analysis assessed the potential for hazardous emissions to occur from Project-related delivery trucks and restaurant uses. This study found that, despite the proximity of schools to the 2012 project site, potentially hazardous emissions received at the nearest receptors would not exceed thresholds established to protect public health. On this basis, the 2012 project's potential to generate hazardous emissions or to handle hazardous or acutely hazardous materials within one-quarter mile of an existing or proposed school was found to be less-than-significant. Similarly, the 2016 Addendum Project would not result in potentially significant impacts in this regard.

² Chapter 6.95-Health And Safety Code, Division 20: . . . "Each business shall prepare an HMBP if that business uses, handles, or stores a hazardous material (including hazardous waste) or an extremely hazardous material in discloseable quantities greater than or equal to the following:

- 500 pounds of a solid substance
- 55 gallons of a liquid
- 200 cubic feet of compressed gas
- A hazardous compressed gas in any amount (highly toxic with a Threshold Limit Value of 10 parts per million or less)
- Extremely hazardous substances in threshold planning quantities."

The nearest airport (Brackett Field) is located approximately four miles northerly of the 2016 Addendum Project site. The 2016 Addendum Project site does not lie within a designated airport or airfield approach/departure zone, nor is the site otherwise substantively affected by airports or airport operations. Neither the 2012 project nor the 2016 Addendum Project would result in or expose persons or property to a potentially significant airport/airfield safety hazard.

The 2012 project and the 2016 Addendum Project are both located in largely urbanized areas subject to City policies and requirements that act to reduce potential wildland fire hazards. More specifically, all development will be designed and implemented consistent with applicable building code and fire code requirements. Conformance to local fire department regulations during construction and operation of development proposals is also required. No potentially significant wildland fire hazards were identified for the 2012 project, and none would result from the 2016 Addendum Project.

The 2016 Addendum Project does not propose or require designs or activities that would interfere with any identified emergency response or emergency evacuation plan. Any temporary alterations to vehicle circulation routes associated with Project construction are addressed through City-mandated construction traffic management plans. Ongoing coordination with the local fire and police departments during construction will ensure that potential interference with emergency response and evacuation efforts are avoided. No potentially significant impacts to emergency response or emergency evacuation plans were identified for the 2012 project, and none would result from the 2016 Addendum Project.

Based on the preceding discussions, no changed or new information has been identified to indicate that any new significant hazards/hazardous materials impacts would result from the 2016 Addendum Project, and there are no changes or new information requiring preparation of an EIR.

Sources: *Rio Rancho Towne Center Environmental Impact Report*, SCH No. 2012051007 (Applied Planning, Inc.) July 2012 (Certified EIR); *Preliminary Plans for Rio Rancho Towne Center Hotel Project* (Architects Orange), February 2016.

10. HYDROLOGY AND WATER QUALITY

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Violate any water quality standards or waste discharge requirements?					X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (for example, the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?					X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?					X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?					X	
f) Otherwise substantially degrade water quality?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?						X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?						X
g) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?						X
h) Inundation by seiche, tsunami, or mudflow?						X

Summary

As discussed in the Certified EIR (Initial Study Section IX, *Hydrology and Water Quality*), the Rio Rancho Towne Center development is subject to all applicable City and LARWQCB regulations and water quality standards. All development projects within the City are required to develop and implement a City-mandated construction Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), and are also required to implement City-approved on-site stormwater management systems to ensure that stormwater runoff does not adversely affect City systems or upstream or downstream properties. All development projects within the City are also required to comply with applicable provisions of the National Pollutant Discharge Elimination System (NPDES) permit, to which the City is a participant party.

These requirements and standards were applicable to the 2012 project, and are similarly applicable to development realized pursuant to the 2016 Addendum Project. In aggregate, implementation of the approved stormwater management system for the 2016 Addendum Project and mandated development of, and compliance with provisions of a Project SWPPP

and WQMP, and compliance with City NPDES permit requirements adequately addresses potential impacts related to:

- Violation of any water quality standards or waste discharge requirements;
- Alteration of existing drainage patterns resulting in substantial erosion or siltation;
- Alteration of existing drainage patterns in a manner which would result in flooding;
- Creation or contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
- Violation of any water quality standards or waste discharge requirements; or
- Other substantial degradation of water quality.

Similar to the 2012 project, the 2016 Addendum Project does not propose housing, and the Project site is not located within a 100-year floodplain. Neither the 2012 project nor the 2016 Addendum Project proposes or requires structures that would substantially impede or redirect flood flows. Neither the site of the 2012 project, nor the area to be developed under the proposed 2016 Addendum Project is subject to inundation by seiche, tsunami, or mudflow.

Implementation of the 2016 Addendum Project would not result in new, additional, or different hydrology impacts than were considered and addressed in the Certified EIR. That is, a City-approved SWPPP is required, acting to mitigate potential erosion and associated potential adverse altering of drainage patterns during construction. Additionally, a City-approved WQMP is required, detailing structural and operational BMPs to be implemented in order to avoid potential erosion impacts, drainage alteration, or contribution of stormwater pollutants over the life of the development. NPDES permit compliance is also mandated.

Moreover, under the 2012 project or the 2016 Addendum Project, site and development-specific hydrology studies are required, demonstrating the proposed developments would not substantially alter the existing drainage pattern of the site or area or increase the rate or volume of surface runoff. Further, under both the Certified EIR and 2016 Addendum Project, payment of fees to fund construction of areawide drainage improvements, and implement site-specific stormwater management systems is required. All drainage plans and improvements would be designed and implemented consistent with City, County, and LARWQCB standards. With regard to potential impacts to groundwater and water supplies, no direct groundwater withdrawals are proposed under the 2012 project or the 2016 Addendum Project.

Based on the preceding, potential hydrology, water quality, and water supply impacts associated with the 2016 Addendum Project are adequately addressed within the Certified EIR. No substantive changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

11. LAND USE AND PLANNING

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Physically divide an established community?						X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?					X	

Summary

An analysis of potential land use impacts is provided at Certified EIR Section 4.1, *Land Use and Planning*. In summary, the analysis characterized the subject site's then-existing condition as being partially occupied by vacant, former automotive sales and service facilities, with the remainder of the site comprised of vacant and undeveloped property. The nearest existing residential areas in relationship to the 2012 project area are located to the north and east, across Lexington Avenue and South Park Avenue, respectively. No potentially significant land use impacts were identified as part of the Certified EIR.

Development of the 2016 Addendum Project would, as with the 2012 project, result in the transition of a currently underutilized property to a new commercial use. Similar to the development considered under the Certified EIR, land uses and development proposed under the 2016 Addendum Project are consistent with the site's current General Plan Land Use designation (General Commercial) and Zoning designation (C-4, or Highway Commercial).

The Project would be implemented consistent with applicable General Plan and Zoning guidance and requirements. As such, like the 2012 project, the 2016 Addendum Project is considered to have a less-than-significant potential to physically divide an established community.

The potential for the 2012 project to indirectly result in physical urban decay impacts was also evaluated in the Certified EIR discussion of land use and planning considerations. To this end, the Certified EIR Urban Decay Study (*Urban Decay Study for Rio Ranch Town[e]*)

Center Project [The Natelson Dale Group] June 27, 2012) demonstrated that the 2012 project would not cause or result in economic impacts that translate to potentially significant urban decay impacts.

Since the 2016 Addendum Project represents development anticipated under the 2012 project, economic effects of the Project would not result in, nor cause any adverse physical urban decay impacts. Based on the preceding discussions, the 2016 Addendum Project would not result in or cause additional or substantially different significant land use impacts than those assessed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report*, SCH No. 2012051007 (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

12. MINERAL RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?						X
a) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?						X

Summary

The topic of Mineral Resources was addressed within Section XI of the Initial Study prepared for the Certified EIR. The Initial Study noted that “[n]o known mineral resources of value to the region or the residents of the State exist within the [2012 project] site.” Accordingly, the 2012 project would have no impact on the availability of known mineral resources of value to

the region or the state. Nor would a delineated mineral resource recovery site otherwise be affected by the 2012 project.

The 2016 Addendum Project would similarly not affect any mineral resources of local, regional, or statewide importance. Neither would implementation and/or operations of the Project create a substantial demand for any scarce mineral resources or mineral resources otherwise of local, regional, or statewide importance.

No changed or new information has been identified to indicate that the 2016 Addendum Project would result in any potential impacts not previously considered and addressed within the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

13. NOISE

Would the project result in:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?					X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?					X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?					X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?					X	

Would the project result in:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?						X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?						X

Summary

The Certified EIR at Section 4.4, *Noise*, addressed potential noise impacts in terms of the development of the 2012 project and its effect on existing and future noise environments. The Certified EIR also addressed the potential for noise from the construction and operation of 2012 project to impact noise-sensitive receptors. With implementation of mitigation, the Certified EIR concluded that no significant adverse impacts relating to noise would occur.

Comparative noise impacts of the 2012 project and the 2016 Addendum Project are summarized below.

Construction-Source Noise

Total development proposed under the 2016 Project (in combination with all other existing and entitled uses within the Rio Rancho Towne Center) comprises approximately 354,115 square feet of commercial/retail uses, or approximately 84 percent of the total 419,190 square feet of commercial uses approved under the 2012 project. This represents a definitive reduction in the scope of construction when compared to the 2012 project.

The Certified EIR found that, construction-source noise impacts would have the potential to exceed City noise thresholds on a temporary basis, even with the implementation of

mitigation. As discussed in Addendum Section 5.0, *Mitigation Summary*, Certified EIR Mitigation Measures 4.4.1 through 4.4.3 require the use of effective mufflers on construction equipment; and the positioning of equipment, stockpiling of construction materials and routing of construction vehicles in a manner that provides the maximum distance from sensitive residences and schools in the Project vicinity. In approving the Certified EIR, the City adopted a Statement of Overriding Considerations pursuant to *CEQA Guidelines* §15091, *et seq.*, recognizing these significant, albeit temporary construction-source noise impacts.

Construction of the 2016 Addendum Project would employ similar equipment, operating under City Noise Ordinance constraints and limitations, also applicable to the 2012 project. The peak operational noise characteristics of 2016 Addendum Project construction equipment types would also be similar to those considered in the Certified EIR. On this basis, temporary construction-source noise impacts resulting from the 2016 Addendum Project are anticipated to be comparable to those considered and addressed in the Certified EIR, and may exceed City noise thresholds on a temporary, intermittent basis. However, no new or additional sensitive receptors would be affected by the 2016 Addendum Project's construction activities, and noise levels received at off-site land uses would likely be less than noise levels considered in the Certified EIR, due to the reduced scale of the entitled/proposed uses and increased distance from sensitive receptors. The proposed 2016 Addendum Project would therefore not result in new, additional, or substantially different construction-source noise impacts than were considered and addressed in the Certified EIR.

Operational Noise

Mobile-Source Noise

The Certified EIR considered and addressed potential noise impacts resulting from mobile-sources (project traffic). These impacts were determined to be less-than-significant. Under the proposed 2016 Addendum Project, total daily traffic volumes generated by the Rio Rancho Towne Center would increase by approximately two percent. This negligible increase is considered statistically equivalent to the amount of traffic evaluated within the Certified EIR. The proposed 2016 Addendum Project would therefore not result in new, additional, or substantially different mobile-source noise impacts than were considered and addressed in the Certified EIR.

Area-Source Noise

The Certified EIR considered and addressed potential noise impacts resulting from area-sources (on-site operations). These impacts were determined to be less-than-significant with mitigation, which required the construction of a noise-attenuating masonry wall at the shared property line between the 2012 project site and Martin Luther King Jr. Memorial Park and Lexington Elementary School. This wall was completed in 2013. Area-source noise generators associated with the commercial use proposed under the 2016 Addendum Project would be comparable to those addressed in the Certified EIR. Because the 2016 Addendum Project development concept proposes development in a portion of the site that is further removed from noise-sensitive residential and school uses when compared to the 2012 project, the resulting noise levels received at sensitive receptor land uses would be reduced.

Based on the preceding, the proposed 2016 Addendum Project would not result in new, additional, or substantially different operational noise impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Other CEQA Noise Considerations

Other CEQA noise considerations were determined to be less-than-significant for the 2012 project, and would remain less-than-significant under the proposed 2016 Addendum Project. These considerations include:

- *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.* Neither the 2012 project, nor the 2016 Addendum Project require or propose operations or activities that would expose persons to, or generate excessive groundborne vibration or groundborne noise. No changes or additions to the Certified EIR analysis are necessary.
- *Expose people residing or working in the project area to excessive noise levels from airports/airstrips or airport operations.* The nearest airport (Brackett Field) is located approximately four miles northerly of the 2016 Addendum Project. The 2016 Addendum Project site does not lie within a designated airport or airfield approach/departure zone, nor is the site otherwise substantially affected by airports or airport operations. Neither the 2012 project nor the 2016 Addendum Project would be

affected by noise from airports/airstrips or related operations. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

14. POPULATION AND HOUSING

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?					X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?						X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?						X

Summary

The Initial Study prepared for the Certified EIR (Section XIII, *Population and Housing*), identified no potential impacts related to population and housing. The Initial Study noted that the project development area contained no housing units located onsite that could be displaced by implementation of the 2012 project.

Similarly, the area proposed for development under the 2016 Addendum Project is comprised of vacant land within an area designated for commercial development. No housing units or residents would be displaced due to Project implementation, nor would the Project otherwise adversely affect the availability of housing, or the availability of supporting services and facilities.

Neither the 2012 project nor the 2016 Addendum Project propose new residential development, and would not directly or substantially contribute to population growth within the City. The 2016 Addendum Project considered herein supports needed employment growth within the City by providing new land uses. It is expected that the majority of the Project's employees, as with the 2012 project, would come from existing residents of Pomona and surrounding communities, without creating any substantially increased demand for local housing resources. On this basis, the 2016 Addendum Project's potential to exceed official regional or local population projections and/or induce substantial growth directly or indirectly is considered less-than-significant.

As summarized above, the 2016 Addendum Project would not result in new, additional, or substantially different population and housing impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

15. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of 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 public service:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Fire protection?					X	
b) Police protection?					X	
c) Schools?					X	
d) Parks?					X	
e) Other public facilities?					X	

Summary

The Certified EIR addressed potential impacts to fire and police protection services at Section 4.6, *Public Services*. Potential impacts that could affect schools, local libraries, parks, and other public facilities serving the area were addressed in the Certified EIR's Initial Study, Section XIV, *Public Services*. In general terms, school, library and park services are based on residential population, and new demand is derived largely from new residential construction. Neither 2012 project nor the 2016 Addendum Project proposes new or additional residential development. On this basis, the discussion of public services was appropriately focused on fire and police protection services, which are required by all occupied development areas within the City.

The Certified EIR's analysis found that development of the 2012 project would result in an incremental increase in the overall Citywide demand for fire protection and police protection services, which could result in additional staffing or equipment requirements. However, based on the availability of existing facilities and services to the subject site, the 2012 project was not anticipated to result in a potential need or requirement for new physical facilities, the construction of which would result in potentially significant environmental impacts. Emergency service response times or service ratios were not anticipated to be significantly affected, since development impact fees and sales tax revenues generated by the 2012 project would provide funding sources available for the support and enhancement of fire and police protection services. Similarly, the 2016 Addendum Project would pay all requisite development fees and would generate additional tax revenues acting to offset its potential incremental increased demands for public services.

Based on the preceding discussions, the 2016 Addendum Project would not result in new, additional, or substantively different public services impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

16. RECREATION

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?					X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					X	

Summary

The topic of recreation was addressed at Section XV of the Initial Study prepared for the Certified EIR. As noted previously within this Addendum, neither the 2012 project nor the 2016 Addendum Project propose residential development that could result in substantially increased demands for neighborhood or regional parks or other recreational facilities. Additionally, no new or expanded recreational facilities have been proposed as part of the 2012 project or the 2016 Addendum Project.

On this basis, no direct increased demand for recreational facilities would be anticipated under the 2016 Addendum Project, and no potential adverse physical effects on the environment resulting from the construction or expansion of recreational facilities required to serve the 2016 Addendum Project would occur. Additionally, secondary demands for recreational facilities and services would not be substantially increased compared to the 2012 project.

Based on the preceding discussions, the 2016 Addendum Project would not result in new, additional, or different recreation impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

17. TRANSPORTATION/TRAFFIC

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?					X	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads and highways?					X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?						X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?					X	
e) Result in inadequate emergency access?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?					X	

Summary

The Certified EIR's discussion of traffic and circulation (Certified EIR Section 4.2, *Traffic and Circulation*) was based on the *Rio Rancho Towne Center Traffic Impact Analysis* (Urban Crossroads, Inc.), July 2012 (2012 Traffic Study).

A trip comparison analysis was prepared to evaluate whether the proposed 2016 Addendum Project would result in additional significant impacts that were not anticipated as part of the Certified EIR Traffic Study. To this end, traffic counts were taken at the easterly driveway (Target) side of the Rio Rancho Towne Center. Rather than anticipate traffic using ITE trip generation rates, the traffic counts identified precisely how many trips are being generated from the Target and other uses located on the eastern side of the Rio Rancho Towne Center, which is fully occupied.

Approximately half of the western portion of the Rio Rancho Towne Center is currently occupied. Driveway traffic counts were taken at the westerly side to identify the precise number of trips that are being generated by the occupied uses. All other permitted uses on the western side were calculated using the ITE trip generation rates and added to the aforementioned driveway counts. Finally, the proposed 2016 Addendum Project was added to the ambient and calculated traffic anticipated as part of the full occupancy of the western side and the traffic generated from the fully occupied eastern side. The results of analysis are presented in the following table.

Table A-1
Project Trip Generation Summary

Land Use	Quantity	Units ¹	AM Peak Hour		PM Peak Hour				Daily
			In	Out	Total	In	Out	Total	
Count Based Trip Generation for East Side			209	132	341	418	419	837	8,213
Count Based Trip Generation for West Side			74	63	137	120	108	228	2,350
Hotel	149	Rooms	46	33	79	46	43	89	1,217
Internal Capture Reduction	10%	²	-	-	-	-4	-4	-8	-122
Net Trips (Hotel)			46	33	79	42	39	81	1,096
Shopping Center	9,041	TSF	5	3	9	16	17	34	386
Pass-by Reduction	34%	³	-	-	-	-5	-5	-10	-131
Net Trips (Shopping Center)			5	3	9	11	12	24	255
Fast-Food w/o Drive Thru	5.482	TSF	144	96	240	73	70	143	3,925
Internal Capture Reduction	10%	²	-	-	-	-7	-7	-14	-393
Pass-by Reduction	49/50%	³	-47	-47	-94	-32	-32	-64	-1,766
Net Trips (Fast-Food w/o Drive Thru)			97	49	146	34	31	65	1,766
Quality Restaurant	11.097	TSF	5	4	9	56	27	83	998
Internal Capture Reduction	10%	²	-	-	-	-5	-2	-7	-100
Pass-by Reduction	44%	³	-	-	-	-11	-11	-22	-395
Net Trips (Quality Restaurant)			5	4	9	10	14	54	503
High-Turnover Restaurant	8.198	TSF	49	45	94	54	37	91	1,042
Internal Capture Reduction	10%	²	-	-	-	-5	-3	-8	-104
Pass-by Reduction	43%	³	-	-	-	-15	-15	-30	-403
Net Trips (High-Turnover Restaurant)			49	45	94	34	20	54	535
Health/Fitness Club	16.000	TSF	11	11	23	32	24	56	527
Internal Capture Reduction	10%	²	-	-	-	-3	-2	-5	-53
Net Trips (Health/Fitness Club)			11	11	23	29	22	51	474
Gas Station w/ Convenience Market and Car Wash	12.000	VFP	72	70	142	85	81	166	1,834
Internal Capture Reduction	10%	²	-	-	-	-8	-8	-16	-183
Pass-by Reduction	62/56%	³	-43	-43	-86	-41	-41	-82	-924
Net Trips (Gas Station)			29	26	56	36	32	68	726
Total Trips (West Side)			317	236	553	346	279	625	7,705
Total Trips (East and West Sides)			526	368	894	764	698	1,462	15,918
Trip Generation from EIR			414	300	714	662	653	1,315	15,577
Variance			112	68	180	102	45	147	341

¹ TSF = Thousand Square Feet; VFP = Vehicle Fueling Positions

² Internal capture trip reduction of 10% is assumed for mixed use nature of the Project development. Applied to the PM peak hour and daily only.

³ Pass-by reduction percentages determined by taking the average of the data provided for Land Uses 815, 820, 934, and 945 in the ITE Trip Generation Handbook, 2nd Edition, June 2004.

As can be seen from the Table A-1, full occupancy of all existing, entitled, and proposed land uses would result in a total of 15,918 daily trips. The Certified EIR projected and analyzed the impacts associated with a project that generated 15,577 total daily trips. The difference is 341 total trips, which represents a two percent increase in overall traffic. From a traffic engineering standpoint, this level of increase is considered negligible and a statistically equivalent amount of traffic. This negligible increase and would not result in the need to reevaluate any of the analysis prepared for the Certified EIR including the intersections studied in the opening and horizon year analysis. The recommendations and conclusions of the Certified EIR would not be affected by this minor increase.

Circulation System Performance

The Certified EIR identified potential intersection impacts under existing, opening year and horizon year conditions at three intersections. Mitigation to address these deficiencies was identified to ensure that performance at the affected intersections would meet or exceed the City's level of service thresholds upon improvement. At the intersections of White Avenue at Rancho Valley Drive (formerly Auto Center Drive), and White Avenue at Rio Rancho Drive, mitigation has already been implemented as part of the construction of the existing Rio Rancho Towne Center improvements. No impacts related to roadway capacity were identified under the Certified EIR, nor are any such impacts anticipated under the 2016 Addendum Project.

The Certified EIR did, however, identify extra-jurisdictional impacts affecting Caltrans facilities. Although the physical improvements that would be required to mitigate the 2012 project's potential impacts to Caltrans facilities were identified as part of the Certified EIR's TIA, neither the City nor the Applicant would be permitted to construct such improvements within areas under Caltrans jurisdiction. As such, the timely completion of the needed improvements could not be assured, and deficiencies associated with freeway facilities were identified as significant and unavoidable. In approving the Certified EIR, the City adopted a Statement of Overriding Considerations pursuant to *CEQA Guidelines* § 15091, et seq., recognizing these significant traffic and circulation impacts.

Other CEQA Traffic and Circulation Considerations

Other CEQA traffic and circulation considerations were determined to be less-than-significant for the 2012 project, and would remain less-than-significant under the proposed 2016 Addendum Project. These considerations include:

- *Result in a change of air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.* Neither the 2012 project nor the 2016 Addendum Project require or propose operations or activities that would affect air traffic patterns. No changes or additions to the Certified EIR analysis are necessary.
- *Substantially increase hazards due to a design feature or incompatible uses.* The recommendations included in the 2012 Traffic Study address necessary on-site roadway improvements, site access improvements, sight distance recommendations, and suggested traffic calming measures. Similar measures would be carried forward by the 2016 Addendum Project as reflected in the Project Site Plan Concept, and as required by the City. As with the 2012 project, the 2016 Addendum Project proposes conventional commercial uses within an urban context, and does not propose or require incompatible uses that would result in potential vehicular conflicts. No changes or additions to the Certified EIR analysis are necessary.
- *Result in inadequate emergency access.* Both the 2012 project and the 2016 Addendum Project are subject to review and approval by City police and fire department personnel, as well as Transportation Engineering Division staff, to ensure that adequate accommodations for emergency vehicles to access the site are provided. No changes or additions to the Certified EIR analysis are necessary.
- *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.* The recommendations included in the 2012 Traffic Study address necessary pedestrian and bicycle facilities, as well suggested traffic calming measures that could improve safety for non-vehicular traffic in the Project area. Similar measures would be carried forward by the 2016 Addendum Project as reflected in the Project Site Plan Concept, and as required by the City. As with the 2012 project, existing transit service is

available to serve the 2016 Addendum Project. The Project Applicant will, as part of the City's standard development approval process, consult with local transit providers to coordinate the provision of needed transit related facilities, including but not limited to bus shelters and bicycle parking. No changes or additions to the Certified EIR analysis are necessary.

Conclusion: Based on the preceding discussions, with the implementation of mitigation recommended under the Certified EIR, the 2016 Addendum Project would not result in new or additional different traffic/transportation impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); *Rio Rancho Towne Center Trip Comparison Tables* (Urban Crossroads, Inc.) January 2016; *Preliminary Plans for Rio Rancho Towne Center Hotel Project* (Architects Orange), February 2016.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significance environmental effects?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?					X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?					X	

Summary

Section XVII of the Certified EIR's Initial Study addressed potential impacts to utilities and service systems that would result with implementation of the 2012 project, and found that potential impacts related to wastewater disposal and treatment, potable and recycled water supply, distribution and treatment, stormwater conveyance, and solid waste collection would be less-than-significant.

The 2016 Addendum Project reflects and incorporates contemporary energy/resource conserving designs and operational programs similar to the 2012 project, acting in total to reduce potential utilities and service systems impacts. As with the 2012 project, the proposed Project would design, implement, operate, and maintain all utilities systems and system connections consistent with City and purveyor requirements.

Based on the preceding, the 2016 Addendum Project would not result in new, additional, or different impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

19. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					X	
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)					X	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?					X	

Summary

As supported by the discussions presented herein, the proposed 2016 Addendum Project would not result in or cause any new significant impacts, substantively increased or substantively different environmental impacts than those previously addressed in the Certified EIR for the 2012 Rio Rancho Towne Center project. There are no changes or new information requiring preparation of an EIR based on the 2016 Addendum Project's potential to: degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; result in impacts that are individually limited, but cumulatively considerable; or have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. No changes or additions to the Certified EIR analysis are necessary.

ENVIRONMENTAL CHECKLIST

Addendum to the Rio Rancho Towne Center EIR (SCH No. 2012051007, Certified EIR)

1. AESTHETICS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Have a substantial adverse effect on a scenic vista?					X	
b) Substantially damage visible scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?					X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?					X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?					X	

Summary

Potential aesthetic impacts associated with the development of the 2012 project were addressed in Section I, *Aesthetics*, of the Initial Study prepared for the Certified EIR. This analysis concluded that the transition of the subject site from undeveloped parcels and outdated vacant auto center buildings uses as proposed by the 2012 project would tend to improve the visual character and quality of the site. The Certified EIR determined that the Project site is located in an established commercial corridor and development would not affect scenic vistas or scenic resources within a designated scenic highway. No historic buildings are currently found on or adjacent to the Project site.

The Certified EIR also found that development of the site would introduce new sources of light, which may include building-mounted, wall-mounted, and pole-mounted fixtures to properly illuminate entrances, walkways, and parking areas. Interior lighting and illuminated signage would also be provided. Because the vicinity is currently developed with

urban uses, new lighting would not substantially change the overall lighting level in the area. Compliance with City standards was determined sufficient to ensure that any potential light and glare resulting from the 2012 project would be less-than-significant. No mitigation measures related to aesthetics were required or proposed within the Certified EIR.

The hotel use proposed by the 2016 Addendum Project is similar in character when compared to development of the 2012 project evaluated in the Certified EIR. In this regard, the overall level of lighting required onsite would be similar, as would the generation of light from vehicle headlights accessing the site. In addition, the 2016 Addendum Project site is located adjacent to the State Route 71 corridor, rather than abutting existing residential uses north of Lexington Avenue, as occurred under the 2012 project. On this basis, the potential for light and glare to affect sensitive uses would be reduced under the 2016 Addendum Project.

Potential visual and aesthetic impacts of the 2016 Addendum Project are addressed through mandated conformance with design guidelines, development standards, and landscape standards of the City's C-4 Zoning District Property Development Standards. Final building and site plan designs for proposed facilities are subject to City review and approval prior to the issuance of development permits. The Project would further comply with any enhanced design and architectural solutions that may be specified by City staff and incorporated as Project Conditions of Approval (COA).

Based on the preceding discussions, the proposed 2016 Addendum Project would not result in visual, aesthetic or light/glare impacts that were not considered and addressed in the Certified EIR. No significant aesthetic impacts would result, and no changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report*, SCH No. 2012051007 (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

2. AGRICULTURE AND FOREST RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?						X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?						X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?						X
d) Result in the loss of forest land or conversion of forest land to non-forest use?						X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, or conversion of forest land to non-forest use?						X

Summary

This environmental topic was addressed at Section II, *Agricultural and Forest Resources*, of the Initial Study prepared for the Certified EIR. There are no agricultural uses within the City of Pomona. Proposed development activities would not affect any agriculturally-zoned properties, forest lands, or any lands where a Williamson Act contract is currently in place. Prime Farmlands, Unique Farmlands, and Farmlands of Statewide Importance do not exist within the subject site.

No changed or new information has been identified to indicate that any potential agriculture and/or forest resources impacts resulting from the 2016 Addendum Project would be different from those previously determined. That is, no portions of the Project site are agriculturally-zoned, nor are they designated as forest land, forested or proposed for forestation. The site is not subject to a Williamson Act contract. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

3. AIR QUALITY

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?					X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?					X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?					X	
d) Expose sensitive receptors to substantial pollutant concentrations?					X	
e) Create objectionable odors affecting a substantial number of people?					X	

Summary

Section 4.3, *Air Quality*, of the Certified EIR addresses regional and local air quality issues including construction-source and operational-source air pollutant emissions resulting from the development of the 2012 project. The analysis determined that even after the application of mitigation, development of the Rio Rancho Towne Center as described in the Certified EIR would result in result in operational emissions of volatile organic compounds (VOC), oxides of nitrogen (NO_x), carbon monoxide (CO), and inhalable particulate matter (PM₁₀) exceeding applicable South Coast Air Quality Management District (SCAQMD) regional thresholds. These are significant individual and cumulative air quality impacts. The 2012 project would also result in an operational increase of the ozone precursors VOC and NO_x, in a region that is in non-attainment for ozone. This is a significant cumulative air quality impact.

In approving the Certified EIR, the City adopted a Statement of Overriding Considerations pursuant to *CEQA Guidelines* § 15091, et seq., recognizing these significant air quality impacts.

Construction-Source Emissions

Regional and localized construction-source emissions impacts of the 2012 project as evaluated in the Certified EIR were determined to be less-than-significant as mitigated. Total development of the Rio Rancho Towne Center, inclusive of the proposed 2016 Addendum Project, would comprise 354,115 square feet of commercial/retail uses or an approximate 15 percent reduction in the total square footage of commercial uses (419,190) approved under the 2012 project. The approximately 90,800-square-foot hotel use proposed under the 2016 Addendum Project, in combination with all other currently entitled uses, represents a reduction in the total scope of construction when compared to the 2012 project.

The preceding discussions would indicate that on a gross basis, total construction-source emissions under the 2016 Addendum Project would be reduced when compared to the 2012 project development scenario evaluated in the Certified EIR; and that all other variables being equal, total construction time and duration of construction-source emissions generation would be similarly reduced. Moreover, contemporary construction techniques and current construction equipment emissions controls required of the 2016 Project would result in

comparative reductions in construction-source emission levels when compared to emissions estimates considered in the Certified EIR. Based on the reduction in scope and current emission control regulations, it is reasonable to conclude construction-source emissions levels under the 2016 Project would not exceed those considered under the Certified EIR. The Localized Significance Threshold (LST) analysis included in the Certified EIR concluded that with application of mitigation, localized construction-source emissions impacts would be less-than-significant. Construction-source emissions mitigation measures required of the 2012 project would also be required of the 2016 Project.

Operational-Source Emissions

An approximation of the relative operational emissions air quality impacts of 2012 project as developed under the Certified EIR scenario, vis-à-vis operational emissions air quality impacts of the 2016 Addendum Project can be determined by comparing the total scope of development and traffic generation under each scenario. That is, for comparable land uses, the scope and intensity of development generally determines the type, quantity, and intensity of air pollutant emissions generated by facility (building) operations (area source emissions) and related energy consumption (energy source emissions). Related, for comparable land uses, the scope of development in large part determines the amount of traffic generated, and associated type, quantity and intensity of air pollutant emissions generated by development traffic (mobile source emissions).

The 2016 Addendum Project (along with all other currently constructed and entitled uses within the Rio Rancho Towne Center) represents a 15 percent reduction in overall development intensity, when compared to the 2012 Certified EIR project. On this basis, it can reasonably be concluded that comparable area/energy source emissions would also be realized.

From a mobile source emissions standpoint, a trip comparison analysis was prepared to evaluate whether the proposed 2016 Addendum Project would result in additional significant traffic impacts that were not anticipated as part of the Certified EIR Traffic Study. As discussed in detail within Checklist Item 17, presented subsequently, the 2016 Addendum Project (along with all other currently constructed and entitled uses within the Rio Rancho

Towne Center) would represent a two percent increase in overall traffic generation. The emissions associated with this negligible level of increase are considered statistically equivalent and would not change the recommendations and conclusions of the Certified EIR.

Other Air Quality Considerations

Potential CO “Hot Spots”

Elevated CO concentrations (CO “Hot Spots”) may result from traffic congestion, typically at overloaded intersections. As discussed in the Certified EIR, no exceedances of applicable CO concentration standards were anticipated to occur as a result of the 2012 project. Accordingly, the Certified EIR determined that the potential for the 2012 project to result in or cause CO “Hot Spots” was less-than-significant. Based on the negligible increase in traffic associated with the 2016 Addendum Project, CO emissions would not be substantially different than those analyzed within the Certified EIR.

Health Risks/Potential Impacts to Sensitive Receptors

The potential impact of development-generated air pollutant emissions at sensitive receptors was also considered in the Certified EIR. Sensitive receptors can include uses such as health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities are also considered sensitive receptors. The Health Risk Analysis (HRA) prepared as part of the Certified EIR’s analysis identified no instances of potentially significant operational-source localized air quality impacts that could affect sensitive receptors.

Based on the reduced development intensity that would be realized under the 2016 Addendum Project, operational-source air quality impacts would be comparatively diminished relative to air pollutant emissions levels generated under the 2012 project. No additional impacts beyond those disclosed in the Certified EIR would occur. Moreover, based on diminished operations and aggregate reductions in emissions under the 2016 Addendum Project, potential health risks or effects at sensitive receptors would be reduced when compared to the 2012 project.

Odors

The Certified EIR determined that potential odor impacts associated with the 2012 project were less-than-significant. As with the 2012 project, no substantive odor-generating land uses or activities are proposed under the 2016 Addendum Project. In this regard, land uses and activities generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The 2016 Addendum Project does not propose any of the above-noted land uses typically associated with emitting objectionable odors. As with the 2012 project, potential odor sources associated with the 2016 Addendum Project may include construction equipment exhaust and the application of asphalt and architectural coatings during construction activities; and the temporary storage of typical solid waste (refuse) associated with development operations. Any construction-source odor emissions generated by the 2016 Addendum Project would be temporary, short-term, and intermittent in nature and would cease upon completion of construction activities. Any refuse generated by operational activities would be stored in covered containers and removed at regular intervals in compliance with the City of Pomona's solid waste regulations. Any development within the subject site would also be required to comply with SCAQMD Rule 402¹ to prevent occurrences of air quality nuisances such as intrusive odors.

¹ Rule 402 states in pertinent part: "A person shall not discharge from any source such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property."

As with the 2012 project, odors associated with the construction and operations of the 2016 Addendum Project would be less-than-significant and no mitigation is required. The 2016 Addendum Project would therefore not result in any new potentially significant odor impacts not otherwise resulting from development of the site pursuant to the Certified EIR.

Based on the preceding discussions, the 2016 Addendum Project would not result in new significant air quality impacts not considered and addressed within the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

4. BIOLOGICAL RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Have a substantial adverse effect, either directly or through habitat modification, 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?					X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies and regulations; or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?					X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?					X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X	

Summary

The environmental topic of biological resources was addressed at Section IV, *Biological Resources*, of the Initial Study prepared for the Certified EIR. That analysis found that the 2012 project site had been substantially altered from its natural state and is devoid of any substantive natural habitat. Nonetheless, it is acknowledged that the site and surrounding areas also serve as potential urban habitat for ground nesting birds, with a low potential for the burrowing owl, a protected California Species of Concern (CSC), to occur. On this basis, Mitigation Measures BR-1 and BR-2 were incorporated in the Certified EIR to ensure general protection of nesting birds, and specifically to address potential impacts to the burrowing owl. With the implementation of these mitigation measures, potential impacts to nesting birds, including the burrowing owl, were determined to be less-than-significant.

The Certified EIR Initial Study substantiates further that no other sensitive natural habitat or species of concern exist within or adjacent to the 2012 project site, nor does the site contain any protected tree species or other biologically significant resources. The potential for the 2012 project site to serve as a migratory corridor for wildlife is limited, since the site is urbanized and bordered by heavily-traveled roadways. No area-wide preservation or conservation plans or policies are applicable to the 2012 project site.

Similarly, the 2016 Addendum Project would be constructed in areas devoid of sensitive natural habitat, species of concern, protected tree species or other biologically significant resources. The Project site is also urbanized and bordered by heavily-traveled roadways, and is not subject to area-wide preservation or conservation plans or policies. Mitigation Measures BR-1 and BR-2, which require pre-grading surveys to document the presence/absence of any nesting birds or occupied burrowing owl burrows, would continue to apply to any development approved under the 2016 Addendum Project. These measures have been included in Addendum Section 5.0, *Mitigation Summary*.

Based on the preceding discussion, the 2016 Addendum Project would not result in or cause new significant, substantively increased, or substantively different impacts related to biological resources than those previously addressed in the Certified EIR.

Sources: *Rio Rancho Towne Center Environmental Impact Report*, SCH No. 2012051007 (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

5. CULTURAL RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Cause a substantial adverse change in the significance of a historical or archaeological resource as defined in Section 15064.5?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?					X	
c) Disturb any human remains, including those interred outside of formal cemeteries?					X	

Summary

The environmental topic of cultural resources was addressed at Section V, *Cultural Resources*, of the Initial Study prepared for the Certified EIR. The Certified EIR's analysis found that there are no known historic structures, archaeological resources, or paleontological resources located within the 2012 project site, nor would any offsite resources of historical, archaeological, or paleontological significance be affected.

Notwithstanding, the potential remains for historic, archaeological or paleontological resources to persist onsite in a buried context. The Certified EIR incorporated Mitigation Measures CR-1 and CR-2 to ensure avoidance of adverse impacts to any cultural resources encountered in the course of development activities. With the implementation of these mitigation measures, potential impacts to cultural resources were identified as less-than-significant.

Mitigation Measures CR-1 and CR-2, which require the monitoring of earthwork activities by a professional archaeological consultant and identify procedures to be implemented should significant cultural resources of Native American origin be discovered, would continue to apply to development activities proposed under the 2016 Addendum Project. These measures have been included at Addendum Section 5.0, *Mitigation Summary*.

The development proposed under the 2016 Addendum Project would not alter or otherwise affect the determination made in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

6. TRIBAL RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?					X	

Summary

The topic of tribal resources is a recent addition to the CEQA checklist and, as such, was not evaluated as part of the 2012 Certified EIR.

There are no known tribal cultural resources within the Project site; nor is it anticipated that the Project would adversely affect such resources. As mentioned above, Certified EIR Mitigation Measures CR-1 and CR-2, which require the monitoring of earthwork activities by a professional archaeological consultant and identify procedures to be implemented should significant cultural resources of Native American origin be discovered, would continue to apply to development activities proposed under the 2016 Addendum Project. Additionally, Tribal Resources consultation with requesting Tribes will be accomplished as provided for under AB 52, Gatto. Native Americans: California Environmental Quality Act. Compliance with Certified EIR mitigation measures, as well as AB 52, ensure that development pursuant to the 2016 Addendum Project will not result in any significant impacts to Tribal/Cultural Resources.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

7. GEOLOGY AND SOILS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: (i) rupture of a known earthquake fault; (ii) strong seismic ground shaking; (iii) seismic-related ground failure, including liquefaction; or (iv) landslides?					X	
b) Result in substantial soil erosion or the loss of topsoil?					X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?					X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?						X

Summary

This environmental topic was addressed at Section VI, *Geology and Soils*, of the Certified EIR Initial Study. The Initial Study's analysis notes that the 2012 project site, like all of California, is located within a seismically active region. However, no known active or potentially active earthquake faults traverse the site, and no Earthquake Fault Special Study Zones (formerly

Alquist-Priolo Zones) are located within the City. The 2012 project site and surrounding areas are essentially level, and no potential areas of landslide or mudflow were identified. Potential soil erosion impacts that could occur during construction activities were identified as below the level of significance through the Project's mandated compliance with a City-approved Storm Water Pollution Prevention Plan (SWPPP). No impact was identified in regard to the use of septic tanks or alternative waste water disposal, since the 2012 project site would be provided sewer services.

The Certified EIR's Initial Study identified expansive soils and a potential for liquefaction to occur within the area, based on information provided by the EIR prepared for the City's General Plan Update. Liquefaction hazards are associated with strong seismic shaking in areas where groundwater tables are at relatively shallow depths (within 50 feet of the ground surface), and/or when the area is underlain by loose, cohesionless deposits.

Within California, impacts related to seismic events are reduced to levels that are less-than-significant through avoidance of known hazards and incorporation of appropriate seismic designs for buildings and supporting infrastructure. Within suitable building areas, potential seismic impacts are mitigated to levels that are less-than-significant through mandated compliance with City and state seismic design, engineering, and construction standards.

A site-specific Geotechnical Investigation has been completed for the 2016 Addendum Project site (*Preliminary Geotechnical Investigation, Rio Rancho Towne Center, Southwest Corner of W. Lexington Avenue and S. White Avenue Pomona, California* [LOR Geotechnical Group, Inc.] March 21, 2012). The Geotechnical Investigation provides recommendations regarding grading, site preparation, and building foundations; and concludes that development of the site is feasible from a geotechnical standpoint, provided that the recommendations of the Investigation are included within the Project design and construction processes.

As with the 2012 project, final site- and design- specific geotechnical analyses will be prepared in conjunction with application for building permits for the 2016 Addendum Project. The Project would therefore not result in new, additional, or different impacts than

were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report*, SCH No. 2012051007 (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

8. GREENHOUSE GAS EMISSIONS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?					X	
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purposed of reducing the emissions of greenhouse gases?					X	

Summary

Potential greenhouse gas (GHG) emissions impacts were addressed at Certified EIR Section 4.3, *Air Quality*. The Certified EIR found that the 2012 project's energy efficiency and sustainable design features, in combination with compliance with applicable GHG emissions reductions mandates imposed by the State of California, would result in less-than-significant impacts related to greenhouse gas emissions.

The Certified EIR found that the GHG emissions produce by the 2012 project would be approximately 32 percent less than the "Business as Usual" scenario. This reduction is consistent with the AB 32 target reduction percentage of 28.5 percent.

When compared to the 2012 project, the 2016 Addendum Project (in combination with all other existing and entitled land uses within the Rio Rancho Towne Center) would result in an

approximately 15 percent reduction in total development intensity. This reduction would generate fewer operational source GHG emissions (CO₂e) when compared to the already less-than-significant GHG emissions that would otherwise have resulted from development of the 2012 project considered in the Certified EIR. Additionally, the negligible increase in traffic (two percent) expected to be generated would not result in a substantial increase in mobile sources GHG emissions.

No changed or new information has been identified to indicate that any potential GHG emissions impacts resulting from development of the 2016 Addendum Project would be substantively greater than or different from those that would result from development under the 2012 project evaluated in the Certified EIR. The development proposed under the 2016 Addendum Project would not alter or otherwise affect the determination made in the Certified EIR. No changes or additions to the Certified EIR GHG analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?						X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?					X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?						X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?						X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?					X	

Summary

Potential hazards and hazardous materials impacts of the 2012 project were addressed at Certified EIR Section 4.5, *Hazards/Hazardous Materials*. The Certified EIR considered existing site conditions that could result in release of or exposure to hazards/hazardous materials.

Two separate Environmental Site Assessments covered separate portions of the Project site. These studies are entitled *Phase I Environmental Site Assessment, Proposed Rio Rancho Towne Center (Excluding Proposed Target Site), APN 8344-024-906 and portions of APNs 8344-024-008, -935, and -936, Southeast of SR 71 and West Lexington Avenue, Pomona, Los Angeles County, California* (LOR Geotechnical Group, Inc.) March 22, 2012 and *Phase I Environmental Site Assessment, Proposed Target in Rio Rancho Towne Center, Portions of APNs 8344-024-008, -935, and -936, Southeast of SR 71 and West Lexington Avenue, Pomona, Los Angeles County, California*, (LOR Geotechnical Group, Inc.) February 15, 2012. The results of these studies, referred to as the Addendum Project ESAs, are discussed further below.

Existing Conditions

As described within the Project ESAs, no major environmental concerns currently exist on the Project site, nor is the site located on any list compiled pursuant to California Government Code Section 65962.5. Since the preparation of the ESAs, all of the onsite buildings have been removed from the Project site. The site is currently vacant and rough graded.

The Project ESAs note that some buildings within the former GMC dealership were constructed in 1987. As previously noted, these buildings have been razed and the site is currently vacant. Based on the year of the original construction, lead-based paint was not anticipated to be present. An asbestos survey was conducted as part of the ESA, which indicated there were no asbestos-containing materials (ACMs) present. Reports on the 2000 removal of a former 6,000-gallon underground storage tank (UST) for gasoline, a former 500-gallon waste oil UST, and fifteen hydraulic lifts were reviewed. In addition, a clarifier for the wash water and drainage water from maintenance areas, located north of the former service/parts building, were examined. The Project ESA states that:

A limited Phase II investigation was performed to assess whether there was contaminated soil associated with the clarifier, former gasoline and waste oil USTs, the drain lines adjacent to the maintenance buildings, the waste oil drain line within the maintenance bays, the former paint spray booth and the former warranty parts storage area. Soil samples were obtained from 3 to 18 feet bgs [below ground surface] and analyzed for metals, petroleum hydrocarbons such

as gasoline, diesel and oil, polychlorinated biphenyls, and volatile organic compounds. All the results, except metals, were none detected for the constituents analyzed. Except for arsenic, all the metals detected in the soil samples were below the 2013 Residential Environmental Screening Levels provided by the San Francisco Bay Regional Water Quality Control Board. Arsenic was within the background range for California soils. Based on the findings of this Phase I ESA and the Limited Phase II Investigation there is no evidence of RECs [recognized environmental concerns] associated with the subject site that would prohibit its intended use, and no further environmental assessment is recommended.

It is noted that neither the UST nor the maintenance areas mentioned above were located within the 2016 Addendum Project site. On this basis, no new significant hazards beyond those already identified in the Certified EIR would occur within the Project area, and no new or changed mitigation would be required to assure the health of construction workers and/or future site visitors and employees. Existing hazardous conditions onsite would remain less-than-significant.

Use of Hazardous Materials

As discussed in the Certified EIR, there is potential limited use of hazardous materials such as gasoline, paint, cleaners/solvents, pesticides/herbicides, that would be employed during construction activities and during ongoing operations and maintenance of the developed site. Transportation, use, storage, and disposal of these substances are extensively addressed through local, regional, state, and federal regulations. All development activities and operations within the City are required to comply with these regulations thereby minimizing or precluding associated potential hazards/hazardous materials impacts.

Transport, handling, storage and disposal of hazardous materials as part of the 2016 Addendum Project would not substantively differ from those considered in the Certified EIR. That is, the land uses proposed under the 2016 Addendum Project are similar in scope and character to those anticipated within the Certified EIR. Any onsite occupancy that uses,

stores, and/or disposes of threshold amounts² of potentially hazardous materials would be required to develop and file a Hazardous Materials Business Plan (HMBP) pursuant to Chapter 6.95 of the State Health and Safety Code. The HMBP contains basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of in the course of Project operations. The HMBP as implemented ensures an accurate inventory of materials on-site, establishes an emergency response plan and owner/operator identification, and mandates employee training that acts to preclude or minimize the potential for misuse, release, or improper disposal of hazardous materials.

The school nearest the Project area, Lexington Elementary School, is located at the southwesterly corner of Lexington Avenue and South Park Avenue, adjacent to the Center's recently constructed Target store. Additionally, the Garey High School campus extends to the northeasterly corner of Lexington Avenue and South Park Avenue. Both schools are within ¼ mile of the Rio Rancho Towne Center. Neither the 2012 project nor the 2016 Addendum Project would involve the handling of hazardous or acutely hazardous materials, substances, or waste. The Health Risk Assessment included in the Certified EIR's air quality analysis assessed the potential for hazardous emissions to occur from Project-related delivery trucks and restaurant uses. This study found that, despite the proximity of schools to the 2012 project site, potentially hazardous emissions received at the nearest receptors would not exceed thresholds established to protect public health. On this basis, the 2012 project's potential to generate hazardous emissions or to handle hazardous or acutely hazardous materials within one-quarter mile of an existing or proposed school was found to be less-than-significant. Similarly, the 2016 Addendum Project would not result in potentially significant impacts in this regard.

² Chapter 6.95-Health And Safety Code, Division 20: . . . "Each business shall prepare an HMBP if that business uses, handles, or stores a hazardous material (including hazardous waste) or an extremely hazardous material in discloseable quantities greater than or equal to the following:

- 500 pounds of a solid substance
- 55 gallons of a liquid
- 200 cubic feet of compressed gas
- A hazardous compressed gas in any amount (highly toxic with a Threshold Limit Value of 10 parts per million or less)
- Extremely hazardous substances in threshold planning quantities."

The nearest airport (Brackett Field) is located approximately four miles northerly of the 2016 Addendum Project site. The 2016 Addendum Project site does not lie within a designated airport or airfield approach/departure zone, nor is the site otherwise substantively affected by airports or airport operations. Neither the 2012 project nor the 2016 Addendum Project would result in or expose persons or property to a potentially significant airport/airfield safety hazard.

The 2012 project and the 2016 Addendum Project are both located in largely urbanized areas subject to City policies and requirements that act to reduce potential wildland fire hazards. More specifically, all development will be designed and implemented consistent with applicable building code and fire code requirements. Conformance to local fire department regulations during construction and operation of development proposals is also required. No potentially significant wildland fire hazards were identified for the 2012 project, and none would result from the 2016 Addendum Project.

The 2016 Addendum Project does not propose or require designs or activities that would interfere with any identified emergency response or emergency evacuation plan. Any temporary alterations to vehicle circulation routes associated with Project construction are addressed through City-mandated construction traffic management plans. Ongoing coordination with the local fire and police departments during construction will ensure that potential interference with emergency response and evacuation efforts are avoided. No potentially significant impacts to emergency response or emergency evacuation plans were identified for the 2012 project, and none would result from the 2016 Addendum Project.

Based on the preceding discussions, no changed or new information has been identified to indicate that any new significant hazards/hazardous materials impacts would result from the 2016 Addendum Project, and there are no changes or new information requiring preparation of an EIR.

Sources: *Rio Rancho Towne Center Environmental Impact Report*, SCH No. 2012051007 (Applied Planning, Inc.) July 2012 (Certified EIR); *Preliminary Plans for Rio Rancho Towne Center Hotel Project* (Architects Orange), February 2016.

10. HYDROLOGY AND WATER QUALITY

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Violate any water quality standards or waste discharge requirements?					X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (for example, the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?					X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?					X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?					X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?					X	
f) Otherwise substantially degrade water quality?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?						X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?						X
g) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?						X
h) Inundation by seiche, tsunami, or mudflow?						X

Summary

As discussed in the Certified EIR (Initial Study Section IX, *Hydrology and Water Quality*), the Rio Rancho Towne Center development is subject to all applicable City and LARWQCB regulations and water quality standards. All development projects within the City are required to develop and implement a City-mandated construction Stormwater Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), and are also required to implement City-approved on-site stormwater management systems to ensure that stormwater runoff does not adversely affect City systems or upstream or downstream properties. All development projects within the City are also required to comply with applicable provisions of the National Pollutant Discharge Elimination System (NPDES) permit, to which the City is a participant party.

These requirements and standards were applicable to the 2012 project, and are similarly applicable to development realized pursuant to the 2016 Addendum Project. In aggregate, implementation of the approved stormwater management system for the 2016 Addendum Project and mandated development of, and compliance with provisions of a Project SWPPP

and WQMP, and compliance with City NPDES permit requirements adequately addresses potential impacts related to:

- Violation of any water quality standards or waste discharge requirements;
- Alteration of existing drainage patterns resulting in substantial erosion or siltation;
- Alteration of existing drainage patterns in a manner which would result in flooding;
- Creation or contribution of runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
- Violation of any water quality standards or waste discharge requirements; or
- Other substantial degradation of water quality.

Similar to the 2012 project, the 2016 Addendum Project does not propose housing, and the Project site is not located within a 100-year floodplain. Neither the 2012 project nor the 2016 Addendum Project proposes or requires structures that would substantially impede or redirect flood flows. Neither the site of the 2012 project, nor the area to be developed under the proposed 2016 Addendum Project is subject to inundation by seiche, tsunami, or mudflow.

Implementation of the 2016 Addendum Project would not result in new, additional, or different hydrology impacts than were considered and addressed in the Certified EIR. That is, a City-approved SWPPP is required, acting to mitigate potential erosion and associated potential adverse altering of drainage patterns during construction. Additionally, a City-approved WQMP is required, detailing structural and operational BMPs to be implemented in order to avoid potential erosion impacts, drainage alteration, or contribution of stormwater pollutants over the life of the development. NPDES permit compliance is also mandated.

Moreover, under the 2012 project or the 2016 Addendum Project, site and development-specific hydrology studies are required, demonstrating the proposed developments would not substantially alter the existing drainage pattern of the site or area or increase the rate or volume of surface runoff. Further, under both the Certified EIR and 2016 Addendum Project, payment of fees to fund construction of areawide drainage improvements, and implement site-specific stormwater management systems is required. All drainage plans and improvements would be designed and implemented consistent with City, County, and LARWQCB standards. With regard to potential impacts to groundwater and water supplies, no direct groundwater withdrawals are proposed under the 2012 project or the 2016 Addendum Project.

Based on the preceding, potential hydrology, water quality, and water supply impacts associated with the 2016 Addendum Project are adequately addressed within the Certified EIR. No substantive changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

11. LAND USE AND PLANNING

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Physically divide an established community?						X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?					X	

Summary

An analysis of potential land use impacts is provided at Certified EIR Section 4.1, *Land Use and Planning*. In summary, the analysis characterized the subject site's then-existing condition as being partially occupied by vacant, former automotive sales and service facilities, with the remainder of the site comprised of vacant and undeveloped property. The nearest existing residential areas in relationship to the 2012 project area are located to the north and east, across Lexington Avenue and South Park Avenue, respectively. No potentially significant land use impacts were identified as part of the Certified EIR.

Development of the 2016 Addendum Project would, as with the 2012 project, result in the transition of a currently underutilized property to a new commercial use. Similar to the development considered under the Certified EIR, land uses and development proposed under the 2016 Addendum Project are consistent with the site's current General Plan Land Use designation (General Commercial) and Zoning designation (C-4, or Highway Commercial).

The Project would be implemented consistent with applicable General Plan and Zoning guidance and requirements. As such, like the 2012 project, the 2016 Addendum Project is considered to have a less-than-significant potential to physically divide an established community.

The potential for the 2012 project to indirectly result in physical urban decay impacts was also evaluated in the Certified EIR discussion of land use and planning considerations. To this end, the Certified EIR Urban Decay Study (*Urban Decay Study for Rio Ranch Town[e]*)

Center Project [The Natelson Dale Group] June 27, 2012) demonstrated that the 2012 project would not cause or result in economic impacts that translate to potentially significant urban decay impacts.

Since the 2016 Addendum Project represents development anticipated under the 2012 project, economic effects of the Project would not result in, nor cause any adverse physical urban decay impacts. Based on the preceding discussions, the 2016 Addendum Project would not result in or cause additional or substantially different significant land use impacts than those assessed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report*, SCH No. 2012051007 (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

12. MINERAL RESOURCES

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?						X
a) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?						X

Summary

The topic of Mineral Resources was addressed within Section XI of the Initial Study prepared for the Certified EIR. The Initial Study noted that “[n]o known mineral resources of value to the region or the residents of the State exist within the [2012 project] site.” Accordingly, the 2012 project would have no impact on the availability of known mineral resources of value to

the region or the state. Nor would a delineated mineral resource recovery site otherwise be affected by the 2012 project.

The 2016 Addendum Project would similarly not affect any mineral resources of local, regional, or statewide importance. Neither would implementation and/or operations of the Project create a substantial demand for any scarce mineral resources or mineral resources otherwise of local, regional, or statewide importance.

No changed or new information has been identified to indicate that the 2016 Addendum Project would result in any potential impacts not previously considered and addressed within the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

13. NOISE

Would the project result in:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?					X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?					X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?					X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?					X	

Would the project result in:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?						X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?						X

Summary

The Certified EIR at Section 4.4, *Noise*, addressed potential noise impacts in terms of the development of the 2012 project and its effect on existing and future noise environments. The Certified EIR also addressed the potential for noise from the construction and operation of 2012 project to impact noise-sensitive receptors. With implementation of mitigation, the Certified EIR concluded that no significant adverse impacts relating to noise would occur.

Comparative noise impacts of the 2012 project and the 2016 Addendum Project are summarized below.

Construction-Source Noise

Total development proposed under the 2016 Project (in combination with all other existing and entitled uses within the Rio Rancho Towne Center) comprises approximately 354,115 square feet of commercial/retail uses, or approximately 84 percent of the total 419,190 square feet of commercial uses approved under the 2012 project. This represents a definitive reduction in the scope of construction when compared to the 2012 project.

The Certified EIR found that, construction-source noise impacts would have the potential to exceed City noise thresholds on a temporary basis, even with the implementation of

mitigation. As discussed in Addendum Section 5.0, *Mitigation Summary*, Certified EIR Mitigation Measures 4.4.1 through 4.4.3 require the use of effective mufflers on construction equipment; and the positioning of equipment, stockpiling of construction materials and routing of construction vehicles in a manner that provides the maximum distance from sensitive residences and schools in the Project vicinity. In approving the Certified EIR, the City adopted a Statement of Overriding Considerations pursuant to *CEQA Guidelines* §15091, *et seq.*, recognizing these significant, albeit temporary construction-source noise impacts.

Construction of the 2016 Addendum Project would employ similar equipment, operating under City Noise Ordinance constraints and limitations, also applicable to the 2012 project. The peak operational noise characteristics of 2016 Addendum Project construction equipment types would also be similar to those considered in the Certified EIR. On this basis, temporary construction-source noise impacts resulting from the 2016 Addendum Project are anticipated to be comparable to those considered and addressed in the Certified EIR, and may exceed City noise thresholds on a temporary, intermittent basis. However, no new or additional sensitive receptors would be affected by the 2016 Addendum Project's construction activities, and noise levels received at off-site land uses would likely be less than noise levels considered in the Certified EIR, due to the reduced scale of the entitled/proposed uses and increased distance from sensitive receptors. The proposed 2016 Addendum Project would therefore not result in new, additional, or substantially different construction-source noise impacts than were considered and addressed in the Certified EIR.

Operational Noise

Mobile-Source Noise

The Certified EIR considered and addressed potential noise impacts resulting from mobile-sources (project traffic). These impacts were determined to be less-than-significant. Under the proposed 2016 Addendum Project, total daily traffic volumes generated by the Rio Rancho Towne Center would increase by approximately two percent. This negligible increase is considered statistically equivalent to the amount of traffic evaluated within the Certified EIR. The proposed 2016 Addendum Project would therefore not result in new, additional, or substantially different mobile-source noise impacts than were considered and addressed in the Certified EIR.

Area-Source Noise

The Certified EIR considered and addressed potential noise impacts resulting from area-sources (on-site operations). These impacts were determined to be less-than-significant with mitigation, which required the construction of a noise-attenuating masonry wall at the shared property line between the 2012 project site and Martin Luther King Jr. Memorial Park and Lexington Elementary School. This wall was completed in 2013. Area-source noise generators associated with the commercial use proposed under the 2016 Addendum Project would be comparable to those addressed in the Certified EIR. Because the 2016 Addendum Project development concept proposes development in a portion of the site that is further removed from noise-sensitive residential and school uses when compared to the 2012 project, the resulting noise levels received at sensitive receptor land uses would be reduced.

Based on the preceding, the proposed 2016 Addendum Project would not result in new, additional, or substantially different operational noise impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Other CEQA Noise Considerations

Other CEQA noise considerations were determined to be less-than-significant for the 2012 project, and would remain less-than-significant under the proposed 2016 Addendum Project. These considerations include:

- *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.* Neither the 2012 project, nor the 2016 Addendum Project require or propose operations or activities that would expose persons to, or generate excessive groundborne vibration or groundborne noise. No changes or additions to the Certified EIR analysis are necessary.
- *Expose people residing or working in the project area to excessive noise levels from airports/airstrips or airport operations.* The nearest airport (Brackett Field) is located approximately four miles northerly of the 2016 Addendum Project. The 2016 Addendum Project site does not lie within a designated airport or airfield approach/departure zone, nor is the site otherwise substantially affected by airports or airport operations. Neither the 2012 project nor the 2016 Addendum Project would be

affected by noise from airports/airstrips or related operations. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

14. POPULATION AND HOUSING

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?					X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?						X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?						X

Summary

The Initial Study prepared for the Certified EIR (Section XIII, *Population and Housing*), identified no potential impacts related to population and housing. The Initial Study noted that the project development area contained no housing units located onsite that could be displaced by implementation of the 2012 project.

Similarly, the area proposed for development under the 2016 Addendum Project is comprised of vacant land within an area designated for commercial development. No housing units or residents would be displaced due to Project implementation, nor would the Project otherwise adversely affect the availability of housing, or the availability of supporting services and facilities.

Neither the 2012 project nor the 2016 Addendum Project propose new residential development, and would not directly or substantially contribute to population growth within the City. The 2016 Addendum Project considered herein supports needed employment growth within the City by providing new land uses. It is expected that the majority of the Project's employees, as with the 2012 project, would come from existing residents of Pomona and surrounding communities, without creating any substantially increased demand for local housing resources. On this basis, the 2016 Addendum Project's potential to exceed official regional or local population projections and/or induce substantial growth directly or indirectly is considered less-than-significant.

As summarized above, the 2016 Addendum Project would not result in new, additional, or substantially different population and housing impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

15. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of 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 public service:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Fire protection?					X	
b) Police protection?					X	
c) Schools?					X	
d) Parks?					X	
e) Other public facilities?					X	

Summary

The Certified EIR addressed potential impacts to fire and police protection services at Section 4.6, *Public Services*. Potential impacts that could affect schools, local libraries, parks, and other public facilities serving the area were addressed in the Certified EIR's Initial Study, Section XIV, *Public Services*. In general terms, school, library and park services are based on residential population, and new demand is derived largely from new residential construction. Neither 2012 project nor the 2016 Addendum Project proposes new or additional residential development. On this basis, the discussion of public services was appropriately focused on fire and police protection services, which are required by all occupied development areas within the City.

The Certified EIR's analysis found that development of the 2012 project would result in an incremental increase in the overall Citywide demand for fire protection and police protection services, which could result in additional staffing or equipment requirements. However, based on the availability of existing facilities and services to the subject site, the 2012 project was not anticipated to result in a potential need or requirement for new physical facilities, the construction of which would result in potentially significant environmental impacts. Emergency service response times or service ratios were not anticipated to be significantly affected, since development impact fees and sales tax revenues generated by the 2012 project would provide funding sources available for the support and enhancement of fire and police protection services. Similarly, the 2016 Addendum Project would pay all requisite development fees and would generate additional tax revenues acting to offset its potential incremental increased demands for public services.

Based on the preceding discussions, the 2016 Addendum Project would not result in new, additional, or substantively different public services impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

16. RECREATION

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?					X	
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?					X	

Summary

The topic of recreation was addressed at Section XV of the Initial Study prepared for the Certified EIR. As noted previously within this Addendum, neither the 2012 project nor the 2016 Addendum Project propose residential development that could result in substantially increased demands for neighborhood or regional parks or other recreational facilities. Additionally, no new or expanded recreational facilities have been proposed as part of the 2012 project or the 2016 Addendum Project.

On this basis, no direct increased demand for recreational facilities would be anticipated under the 2016 Addendum Project, and no potential adverse physical effects on the environment resulting from the construction or expansion of recreational facilities required to serve the 2016 Addendum Project would occur. Additionally, secondary demands for recreational facilities and services would not be substantially increased compared to the 2012 project.

Based on the preceding discussions, the 2016 Addendum Project would not result in new, additional, or different recreation impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

17. TRANSPORTATION/TRAFFIC

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?					X	
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads and highways?					X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?						X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?					X	
e) Result in inadequate emergency access?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?					X	

Summary

The Certified EIR's discussion of traffic and circulation (Certified EIR Section 4.2, *Traffic and Circulation*) was based on the *Rio Rancho Towne Center Traffic Impact Analysis* (Urban Crossroads, Inc.), July 2012 (2012 Traffic Study).

A trip comparison analysis was prepared to evaluate whether the proposed 2016 Addendum Project would result in additional significant impacts that were not anticipated as part of the Certified EIR Traffic Study. To this end, traffic counts were taken at the easterly driveway (Target) side of the Rio Rancho Towne Center. Rather than anticipate traffic using ITE trip generation rates, the traffic counts identified precisely how many trips are being generated from the Target and other uses located on the eastern side of the Rio Rancho Towne Center, which is fully occupied.

Approximately half of the western portion of the Rio Rancho Towne Center is currently occupied. Driveway traffic counts were taken at the westerly side to identify the precise number of trips that are being generated by the occupied uses. All other permitted uses on the western side were calculated using the ITE trip generation rates and added to the aforementioned driveway counts. Finally, the proposed 2016 Addendum Project was added to the ambient and calculated traffic anticipated as part of the full occupancy of the western side and the traffic generated from the fully occupied eastern side. The results of analysis are presented in the following table.

Table A-1
Project Trip Generation Summary

Land Use	Quantity	Units ¹	AM Peak Hour		PM Peak Hour				Daily
			In	Out	Total	In	Out	Total	
Count Based Trip Generation for East Side			209	132	341	418	419	837	8,213
Count Based Trip Generation for West Side			74	63	137	120	108	228	2,350
Hotel	149	Rooms	46	33	79	46	43	89	1,217
Internal Capture Reduction	10%	²	-	-	-	-4	-4	-8	-122
Net Trips (Hotel)			46	33	79	42	39	81	1,096
Shopping Center	9,041	TSF	5	3	9	16	17	34	386
Pass-by Reduction	34%	³	-	-	-	-5	-5	-10	-131
Net Trips (Shopping Center)			5	3	9	11	12	24	255
Fast-Food w/o Drive Thru	5.482	TSF	144	96	240	73	70	143	3,925
Internal Capture Reduction	10%	²	-	-	-	-7	-7	-14	-393
Pass-by Reduction	49/50%	³	-47	-47	-94	-32	-32	-64	-1,766
Net Trips (Fast-Food w/o Drive Thru)			97	49	146	34	31	65	1,766
Quality Restaurant	11.097	TSF	5	4	9	56	27	83	998
Internal Capture Reduction	10%	²	-	-	-	-5	-2	-7	-100
Pass-by Reduction	44%	³	-	-	-	-11	-11	-22	-395
Net Trips (Quality Restaurant)			5	4	9	10	14	54	503
High-Turnover Restaurant	8.198	TSF	49	45	94	54	37	91	1,042
Internal Capture Reduction	10%	²	-	-	-	-5	-3	-8	-104
Pass-by Reduction	43%	³	-	-	-	-15	-15	-30	-403
Net Trips (High-Turnover Restaurant)			49	45	94	34	20	54	535
Health/Fitness Club	16.000	TSF	11	11	23	32	24	56	527
Internal Capture Reduction	10%	²	-	-	-	-3	-2	-5	-53
Net Trips (Health/Fitness Club)			11	11	23	29	22	51	474
Gas Station w/ Convenience Market and Car Wash	12.000	VFP	72	70	142	85	81	166	1,834
Internal Capture Reduction	10%	²	-	-	-	-8	-8	-16	-183
Pass-by Reduction	62/56%	³	-43	-43	-86	-41	-41	-82	-924
Net Trips (Gas Station)			29	26	56	36	32	68	726
Total Trips (West Side)			317	236	553	346	279	625	7,705
Total Trips (East and West Sides)			526	368	894	764	698	1,462	15,918
Trip Generation from EIR			414	300	714	662	653	1,315	15,577
Variance			112	68	180	102	45	147	341

¹ TSF = Thousand Square Feet; VFP = Vehicle Fueling Positions

² Internal capture trip reduction of 10% is assumed for mixed use nature of the Project development. Applied to the PM peak hour and daily only.

³ Pass-by reduction percentages determined by taking the average of the data provided for Land Uses 815, 820, 934, and 945 in the ITE Trip Generation Handbook, 2nd Edition, June 2004.

As can be seen from the Table A-1, full occupancy of all existing, entitled, and proposed land uses would result in a total of 15,918 daily trips. The Certified EIR projected and analyzed the impacts associated with a project that generated 15,577 total daily trips. The difference is 341 total trips, which represents a two percent increase in overall traffic. From a traffic engineering standpoint, this level of increase is considered negligible and a statistically equivalent amount of traffic. This negligible increase and would not result in the need to reevaluate any of the analysis prepared for the Certified EIR including the intersections studied in the opening and horizon year analysis. The recommendations and conclusions of the Certified EIR would not be affected by this minor increase.

Circulation System Performance

The Certified EIR identified potential intersection impacts under existing, opening year and horizon year conditions at three intersections. Mitigation to address these deficiencies was identified to ensure that performance at the affected intersections would meet or exceed the City's level of service thresholds upon improvement. At the intersections of White Avenue at Rancho Valley Drive (formerly Auto Center Drive), and White Avenue at Rio Rancho Drive, mitigation has already been implemented as part of the construction of the existing Rio Rancho Towne Center improvements. No impacts related to roadway capacity were identified under the Certified EIR, nor are any such impacts anticipated under the 2016 Addendum Project.

The Certified EIR did, however, identify extra-jurisdictional impacts affecting Caltrans facilities. Although the physical improvements that would be required to mitigate the 2012 project's potential impacts to Caltrans facilities were identified as part of the Certified EIR's TIA, neither the City nor the Applicant would be permitted to construct such improvements within areas under Caltrans jurisdiction. As such, the timely completion of the needed improvements could not be assured, and deficiencies associated with freeway facilities were identified as significant and unavoidable. In approving the Certified EIR, the City adopted a Statement of Overriding Considerations pursuant to *CEQA Guidelines* § 15091, et seq., recognizing these significant traffic and circulation impacts.

Other CEQA Traffic and Circulation Considerations

Other CEQA traffic and circulation considerations were determined to be less-than-significant for the 2012 project, and would remain less-than-significant under the proposed 2016 Addendum Project. These considerations include:

- *Result in a change of air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.* Neither the 2012 project nor the 2016 Addendum Project require or propose operations or activities that would affect air traffic patterns. No changes or additions to the Certified EIR analysis are necessary.
- *Substantially increase hazards due to a design feature or incompatible uses.* The recommendations included in the 2012 Traffic Study address necessary on-site roadway improvements, site access improvements, sight distance recommendations, and suggested traffic calming measures. Similar measures would be carried forward by the 2016 Addendum Project as reflected in the Project Site Plan Concept, and as required by the City. As with the 2012 project, the 2016 Addendum Project proposes conventional commercial uses within an urban context, and does not propose or require incompatible uses that would result in potential vehicular conflicts. No changes or additions to the Certified EIR analysis are necessary.
- *Result in inadequate emergency access.* Both the 2012 project and the 2016 Addendum Project are subject to review and approval by City police and fire department personnel, as well as Transportation Engineering Division staff, to ensure that adequate accommodations for emergency vehicles to access the site are provided. No changes or additions to the Certified EIR analysis are necessary.
- *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.* The recommendations included in the 2012 Traffic Study address necessary pedestrian and bicycle facilities, as well suggested traffic calming measures that could improve safety for non-vehicular traffic in the Project area. Similar measures would be carried forward by the 2016 Addendum Project as reflected in the Project Site Plan Concept, and as required by the City. As with the 2012 project, existing transit service is

available to serve the 2016 Addendum Project. The Project Applicant will, as part of the City's standard development approval process, consult with local transit providers to coordinate the provision of needed transit related facilities, including but not limited to bus shelters and bicycle parking. No changes or additions to the Certified EIR analysis are necessary.

Conclusion: Based on the preceding discussions, with the implementation of mitigation recommended under the Certified EIR, the 2016 Addendum Project would not result in new or additional different traffic/transportation impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); *Rio Rancho Towne Center Trip Comparison Tables* (Urban Crossroads, Inc.) January 2016; *Preliminary Plans for Rio Rancho Towne Center Hotel Project* (Architects Orange), February 2016.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significance environmental effects?					X	

Would the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?					X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?					X	

Summary

Section XVII of the Certified EIR's Initial Study addressed potential impacts to utilities and service systems that would result with implementation of the 2012 project, and found that potential impacts related to wastewater disposal and treatment, potable and recycled water supply, distribution and treatment, stormwater conveyance, and solid waste collection would be less-than-significant.

The 2016 Addendum Project reflects and incorporates contemporary energy/resource conserving designs and operational programs similar to the 2012 project, acting in total to reduce potential utilities and service systems impacts. As with the 2012 project, the proposed Project would design, implement, operate, and maintain all utilities systems and system connections consistent with City and purveyor requirements.

Based on the preceding, the 2016 Addendum Project would not result in new, additional, or different impacts than were considered and addressed in the Certified EIR. No changes or additions to the Certified EIR analysis are necessary.

Sources: *Rio Rancho Towne Center Environmental Impact Report, SCH No. 2012051007* (Applied Planning, Inc.) July 2012 (Certified EIR); Preliminary Plans for Rio Rancho Towne Center Hotel Project (Architects Orange), February 2016.

19. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR	New Information Showing Ability to Reduce but not Eliminate Significant Effects in Previous EIR	No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					X	
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)					X	
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?					X	

Summary

As supported by the discussions presented herein, the proposed 2016 Addendum Project would not result in or cause any new significant impacts, substantively increased or substantively different environmental impacts than those previously addressed in the Certified EIR for the 2012 Rio Rancho Towne Center project. There are no changes or new information requiring preparation of an EIR based on the 2016 Addendum Project's potential to: degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; result in impacts that are individually limited, but cumulatively considerable; or have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. No changes or additions to the Certified EIR analysis are necessary.